



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: March 24, 2014

SUBJECT: Work Session for March 24, 2014

5:00 p.m. (30 min) – Economic Development Action Plan Update. We are currently in the process of updating the Economic Development Action Plan, which was last completed in 2001. Tonight's presentation is an update on the effort underway and to solicit any feedback or direction from the Council.

5:30 p.m. (25 min) – Southwest Corridor Potential Alignments. The Southwest Corridor Steering Committee will be meeting in April and will be asked to eliminate potential alignments that are not viable for further study. There have been several public meetings (most recently, March 20 here in Tualatin) to solicit input. The purpose of tonight's discussion is to bring Council up to speed on the alignment options, share feedback from the March 20 open house, and receive direction that will be utilized at the upcoming Steering Committee meeting.

5:55 p.m. (30 min) – Regulation of Marijuana Dispensaries. Council requested that staff return with information regarding the process for regulating medical marijuana dispensaries and recreational marijuana dispensaries. Staff is seeking Council direction for amending the City's zoning regulations related to medical marijuana, direction on addressing potential future recreational marijuana dispensaries, and the public involvement process related to these discussions.

6:25 p.m. (25 min) – Mohave Court Zoning Discussion. Council requested that this issue be placed on the work session agenda for a more complete discussion about considerations involved with zoning in the Mohave Court area.

6:50 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable. Council will review the agenda for the March 24th City Council meeting and brief the Council on issues of mutual interest.



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Ben Bryant, Management Analyst

DATE: 03/24/2014

SUBJECT: Economic Development Action Plan Update

ISSUE BEFORE THE COUNCIL:

Provide input on the Economic Development Action Plan update

EXECUTIVE SUMMARY:

Background

Currently, the City of Tualatin is in the process of updating the Economic Development Action Plan which was last completed in 2001. Since that time, much has changed in the local, regional and national economy. The City of Tualatin has improved infrastructure throughout town which has leveraged private sector growth. Existing businesses have expanded and new companies have chosen Tualatin as their home. In recognition of an expanding environment and a changing economy, the City made it a priority to update the Economic Development Action Plan.

Update

To date, the work has been focused in two key areas:

1. collecting and analyzing economic data, specifically an industry cluster analysis; and
2. gathering input from local business leaders and economic development professionals.

Below is a brief synopsis of these two efforts.

Industry Cluster Analysis

Attached is a report from Johnson Economics which determined the largest employers and most specialized industry clusters in Tualatin. Not surprisingly, the main industries in Tualatin include:

- Advanced Manufacturing
- Wood, Paper, and Printing
- Health Care and Medical Related
- Food Processing and Distribution

- Corporate and Professional Services

In total, these five industry clusters highlighted in the report represent 58% of local employment and account for nearly \$1.6 billion in value-added output annually. As the City develops specific economic development strategies, these clusters are important to consider to help create a healthy, diverse, and thriving economy. This analysis helps focus efforts on existing strengths, yet also ensures Tualatin doesn't become over reliant on a specific sector.

Strategy Committee Feedback

In January, February, and March, the Economic Development Action Plan Strategy Committee gathered to provide their insights into how Tualatin can best focus efforts to facilitate a stronger economy. The committee is comprised of the following individuals:

- Allyson Anderson, Legacy Meridian Park
- Gary Barth / Catherine Comer, Clackamas County
- Dennis Coplin, UA Local 290 (Steamfitters/Pipefitters)
- Cheryl Dorman, Columbia Bank
- Troy Gagliano, PGE
- Cathy Holland / Jonathan Crane, Commercial CIO
- Rob Massar / Jonathan Schlueter, Washington County
- Scott Miller, Capacity Commercial Group
- Linda Moholt, Tualatin Chamber of Commerce
- Miriam Odermann, Providence
- Derrick Olson, Greater Portland, Inc.
- Stu Peterson, Macadam Forbes
- Kristin Retherford, City of Wilsonville
- Mike Snell, Lam Research
- Eric Sporre, PacTrust
- Pam Treece, Westside Economic Alliance
- Mike Williams, Business Oregon

Below is a summary of their collective comments:

- Improve the business climate through updating and modernizing the development code
- Partnering with neighboring jurisdictions to leverage shared future expansion areas
- Expand workforce development opportunities
- Ensure the quality of life keeps pace with a growing economy (i.e. improve/add parks and natural areas)
- Invest in infrastructure development, including transit
- Conduct more business retention and expansion visits to local companies
- Attract parent companies and suppliers of existing companies to locate in Tualatin
- Certify vacant sites as "development/shovel ready"
- Encourage local entrepreneurship

In the coming weeks and months, this feedback will serve as the basis for developing a list of actions and strategies to build Tualatin's economy.

Next Steps

The Strategy Committee is scheduled to meet one more time in April to discuss specific actions to be included in an Economic Development Action Plan. In addition, the City of Tualatin will

Industry Cluster Summary

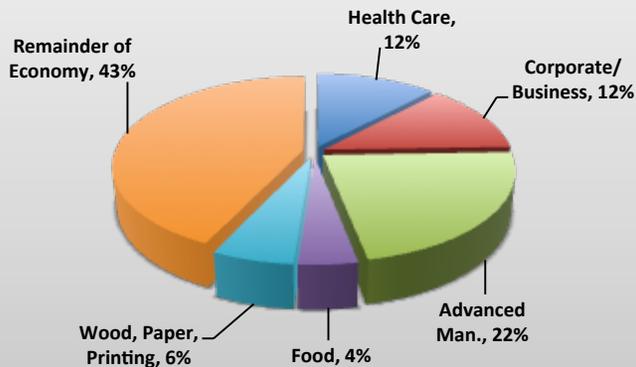
An evaluation of the Tualatin economy revealed five industry clusters; Health Care & Related, Corporate & Business Support, Advanced Manufacturing, Food Processing & Distribution, and Wood, Paper, Printing, & Related Industries. Combined, these clusters represent 57% of local employment (12,731 jobs) and a direct impact of over \$1.6 billion in annual value-added output. Indirect and induced impacts total an additional 16,600 jobs and \$1.5 billion in annual output. Taken together, the average income among cluster jobs is \$85,000 compared to a total average of \$50,000. Tualatin's clusters are generally organized around a principal institution or agglomeration of large employers. Examples include Legacy Meridian Hospital, Lam Research, Precision Wire, Pacific Foods, Portland General Electric, and Milgard.



Forward Outlook:

Tualatin's clusters are generally well positioned to exhibit continued economic prosperity over the next economic cycle. The Health Care cluster should benefit from regional growth that is expected to average 3.1% annually in the region over the next ten years. At the same time, the manufacturing outlook in many of Tualatin's goods producing industries is strong in light of falling input prices and an anticipated return of production to domestic sources.

Distribution of Employment



Economic Impact Summary

	JOBS					Total
	Health Care	Corporate/Bus.	Advanced Man.	Food	Wood/Paper	
Direct	2,341	2,875	5,115	1,020	1,380	12,731
Indirect	791	745	3,939	1,660	778	7,912
Induced	1,315	1,343	4,335	1,110	833	8,937
TOTAL	4,447	4,963	13,389	3,790	2,991	29,580

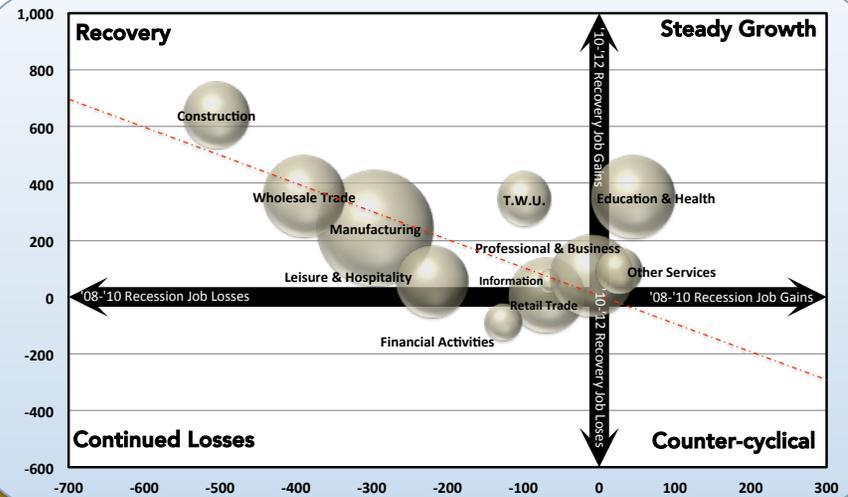
	LABOR INCOME (In Millions)					Total
	Health Care	Corporate/Bus.	Advanced Man.	Food	Wood/Paper	
Direct	\$188.0	\$197.9	\$501.5	\$92.8	\$97.3	\$1,077.6
Indirect	\$47.2	\$42.8	\$275.0	\$105.9	\$51.9	\$522.8
Induced	\$63.5	\$64.8	\$209.3	\$53.6	\$40.2	\$431.4
TOTAL	\$298.7	\$305.5	\$985.8	\$252.4	\$189.5	\$2,031.8

	OUTPUT (In Millions)					Total
	Health Care	Corporate/Bus.	Advanced Man.	Food	Wood/Paper	
Direct	\$215.5	\$230.7	\$882.0	\$149.2	\$143.4	\$1,620.8
Indirect	\$75.8	\$67.2	\$439.8	\$166.1	\$81.6	\$830.5
Induced	\$106.7	\$109.0	\$352.0	\$90.1	\$67.6	\$725.5
TOTAL	\$398.0	\$406.9	\$1,673.8	\$405.5	\$292.6	\$3,176.8

Sector Performance

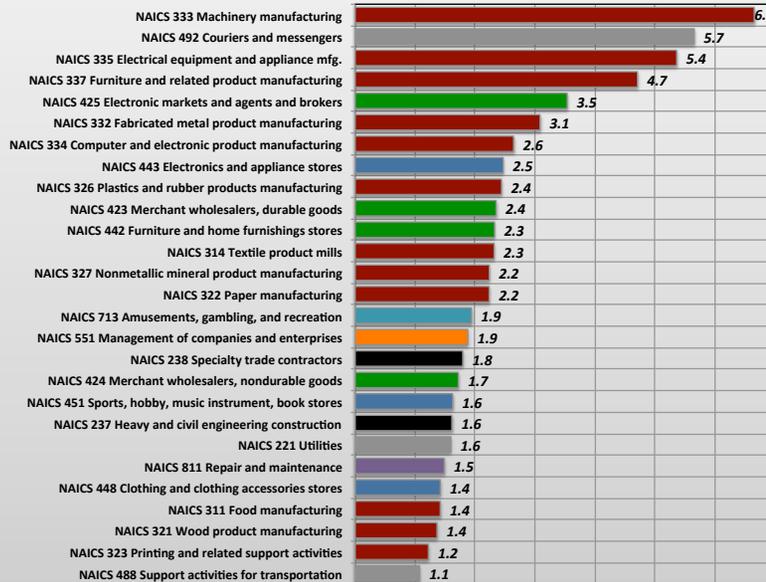
Over the course of the recession and subsequent economic recovery some sectors have clearly outperformed others. During the recession, Construction, Wholesaling, and Manufacturing were the hardest hit industries, combining to account for 70% of net job losses in the Portland Metro region between 2008 and 2010. Most sectors lost between 10 and 15 percent of their job base during the recession. Other Services and Education & Health Services were the only two sectors that did not decline, with Professional & Business Services remaining stagnant. In the recovery, it has been the hardest hit industries recovering the fastest, demonstrating the resiliency of the local economy.

Job Change from '08 to '10 Compared to Two-Year Recovery

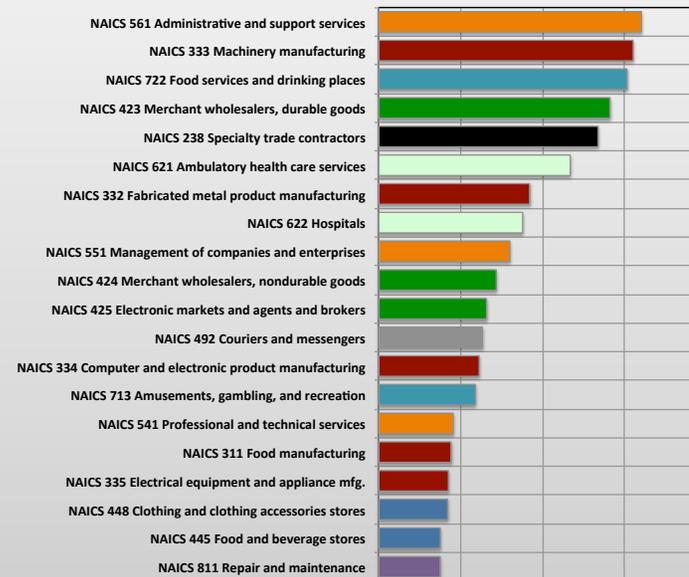


Industrial Specialization

Location Quotients



Largest 20 Industries*



- Construction
- Manufacturing
- Wholesale Trade
- Retail Trade
- T.W.U.
- Information
- Financial Activities
- Professional & Business
- Education & Health
- Leisure & Hospitality
- Other Services

* Sizes are relative. Actual reporting is prohibited under Oregon's confidentiality rules

Advanced Manufacturing & Related

The Advanced Manufacturing Cluster is the core economic driver of the Tualatin economy, accounting for roughly 22% of all employment. The cluster functions in the context of broader regional metals, technology, and machinery manufacturing specialization. Locally, large producers of high-tech machinery and components anchor the cluster. By extension, other industries developing machinery and construction of high-tech clean rooms have agglomerated locally as well. With the establishment of a large technically trained workforce, additional metals, machinery, and computer equipment manufacturing firms have been attracted to Tualatin locations. Beyond manufacturing, the cluster has extended into a considerably scaled Wholesaling sector specializing in electronic, machinery, and equipment wholesalers and brokers. The average income in the cluster is over \$98,000 annually.



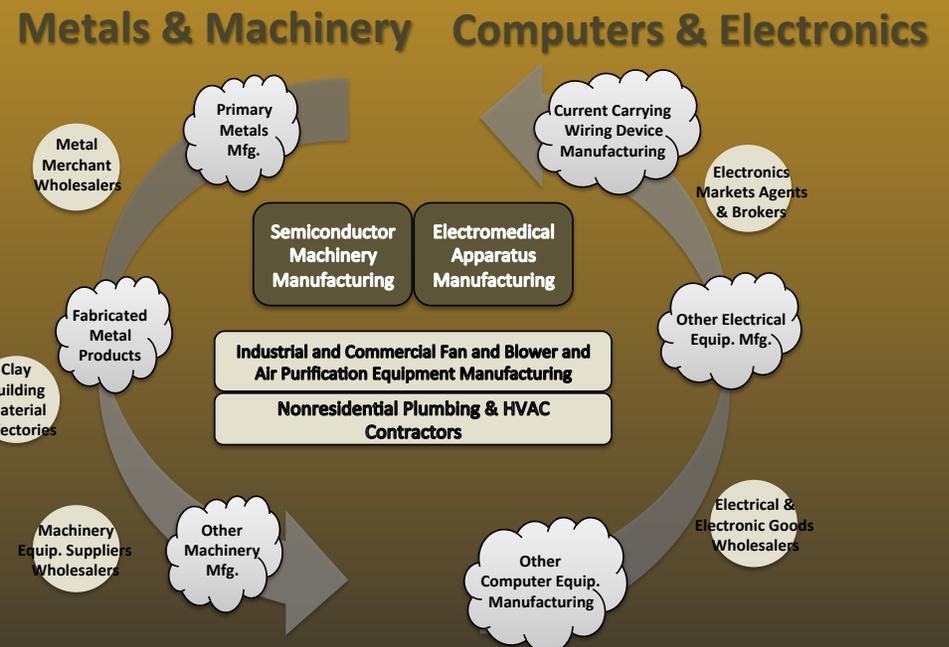
Representative Industries

NAICS	Industry Description	Location Quotient Specialization
331	Primary Metal Manufacturing	LOW
333242	Semiconductor Machinery Manufacturing	HIGH
334510	Electromedical & Electrotherapeutic Apparatus Man.	HIGH
333413	Ind. & Com. Fan, Blower & Air Purification Equip. Man.	HIGH
335931	Current-Carrying Wiring Device Manufacturing	HIGH
332	Fabricated Metal Product Manufacturing	HIGH
**	Other Machinery, Computer, Electronic, & Equip Man.	HIGH
42351	Metal Service Ctrs. & Other Metal Merchant Wholesalers	HIGH
42361	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	HIGH
4238	Machinery, Equip., & Supplies Merchant Wholesalers	HIGH
4251	Wholesale Electronic Markets and Agents and Brokers	HIGH
238222	Nonresidential plumbing and HVAC contractors	HIGH
TOTAL FOR CLUSTER		HIGH

Top 10 Cluster Employers

Lam Research
 Precision Wire Components
 Huntair
 Charter Mechanical
 Acosta
 JAE Oregon
 Levition Manufacturing
 Kershaw USA
 Pioneer Metal Finishing
 Ichor Systems

Cluster Organization



SOURCE: Oregon Employment Department and JOHNSON ECONOMICS

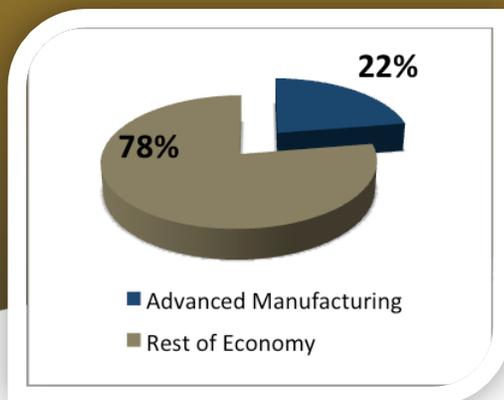
Economic Impacts

Direct impacts from the Advanced Manufacturing & Related Cluster total over 5,100 jobs and an \$881 million contribution toward regional GDP. Secondary impacts account for an additional 8,200 jobs and \$791 million in output.

	Jobs	Labor Income	GDP*
Direct	5,115	\$501,544,894	\$881,986,998
Indirect	3,939	\$274,966,327	\$439,756,444
Induced	4,335	\$209,287,457	\$352,023,085
Total	13,389	\$985,798,679	\$1,673,766,526

* Value-Added
SOURCE: IMPLAN

Share of Local Employment

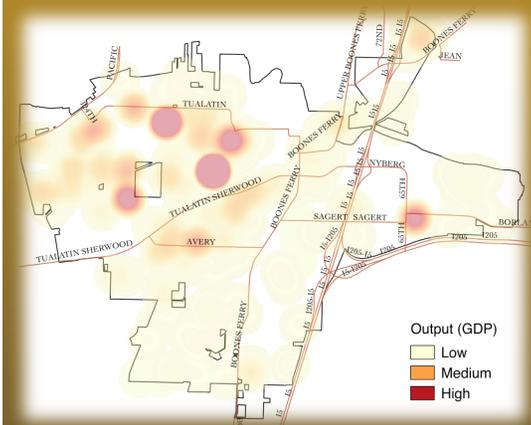


SOURCE: Oregon Employment Department

Advanced Manufacturing & Related



Economic Concentration By GDP Contribution



SOURCE: IMPLAN and JOHNSON ECONOMICS

City of Tualatin

18880 SW Martinazzi Avenue
Tualatin, Oregon 97062

www.tualatinoregon.gov

Primary Ancillary Industries Impacted

- Real Estate Establishments
- Management of Companies & Enterprises
- Semiconductor & Related Device Manufacturing
- Monetary Authorities and Depository Institutions
- Food Services & Drinking Places
- Offices of Physicians, Dentists, and Other Health Care Practitioners
- Private Hospitals
- Advertising & Related Services

Economic and Ancillary Impacts retained in the Portland MSA



City of Tualatin Economic Development

Prepared by Johnson Economics



Wood, Paper, Printing, and Related

This cluster represents an agglomeration of businesses in the production of goods rooted in wood and paper products. The cluster has a strong specialization in the manufacturing and sale of construction materials and furniture, specifically windows, doors, and kitchen materials. The cluster includes a niche commercial printing industry as well as a range of merchant wholesalers. Anchored by several large employers, dozens of smaller to medium sized firms collectively represent offshoot businesses as a result of workforce and vendor specialization. Taken together, the cluster shares a trained workforce that totals nearly 1,400 jobs locally. The average income in the cluster is roughly \$70,500 annually.



Representative Industries

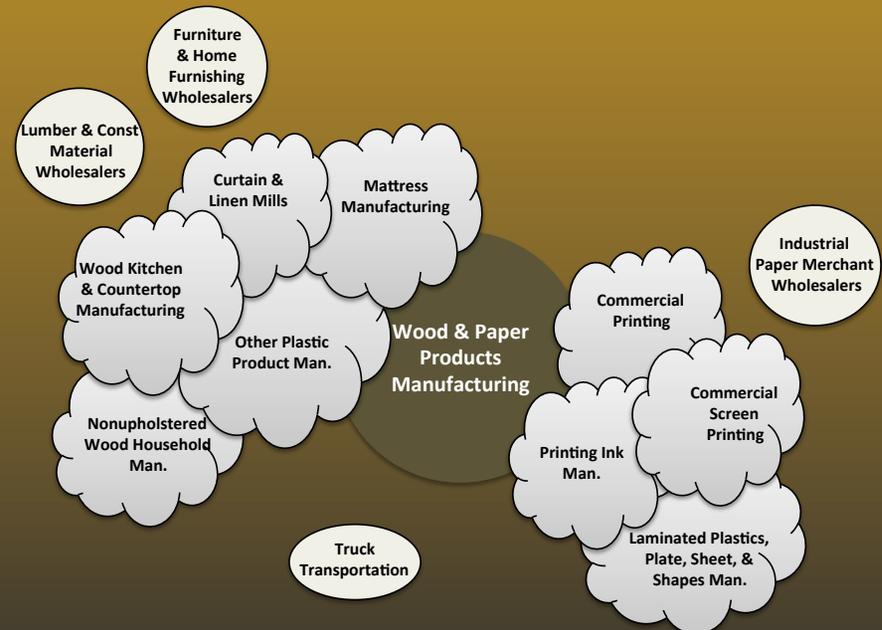
NAICS Description

4232	Furniture and Home Furnishing Merchant Wholesalers
321	Wood Product Manufacturing
323113	Commercial Screen Printing
31412	Curtain and Linen Mills
322	Paper Manufacturing
323111	Commercial Printing (except Screen and Books)
32591	Printing Ink Manufacturing
326	Plastics and Rubber Products Manufacturing
33711	Wood Kitchen Cabinet and Countertop Manufacturing
337122	Nonupholstered Wood Household Furniture Man.
33791	Mattress Manufacturing
4233	Lumber & Other Construction Mat. Merchant Wholesalers
42413	Ind. & Personal Service Paper Merchant Wholesalers
TOTAL FOR CLUSTER	

Location Quotient Specialization

AVERAGE
 ABOVE AVG.
 ABOVE AVG.
 HIGH
 HIGH

Cluster Organization



Top 10 Cluster Employers

- Columbia Corrugated Box
- Milgard
- Anthro Corporation
- Cascade Windows
- Tualatin Sleep Products
- Suburban Door Company
- Plasti-Fab
- Paramount Bedding
- Hartman & Forbes
- Strategic Printing Solutions

SOURCE: Oregon Employment Department and JOHNSON ECONOMICS

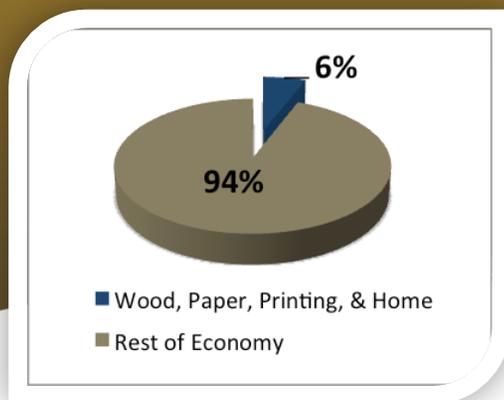
Economic Impacts

Direct impacts from the Wood, Paper, Printing, & Related Cluster total nearly 1,400 jobs and a \$143 million contribution toward regional GDP. Secondary impacts account for an additional 1,600 jobs and \$149 million in output.

	Jobs	Labor Income	GDP*
Direct	1,380	\$97,346,841	\$143,414,241
Indirect	778	\$51,907,286	\$81,579,771
Induced	833	\$40,215,197	\$67,635,743
Total	2,991	\$189,469,324	\$292,629,756

* Value-Added
SOURCE: IMPLAN

Share of Local Employment

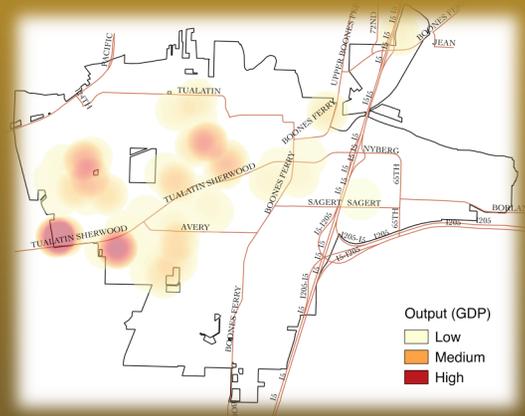


SOURCE: Oregon Employment Department

Wood, Paper, Printing, & Related



Economic Concentration By GDP Contribution



SOURCE: IMPLAN and JOHNSON ECONOMICS

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Primary Ancillary Industries Impacted

- Management of Companies & Enterprises
- Real Estate Establishments
- Monetary Authorities and Depository Institutions
- Food Services & Drinking Places
- Advertising & Related Services
- Offices of Physicians, Dentists, and other Health Practitioners
- Private Hospitals
- Truck Transportation

Economic and Ancillary Impacts retained in the Portland MSA



City of Tualatin Economic Development

Prepared by Johnson Economics



Health Care & Medical Related

While the Health Care and Medical Related Cluster does not necessarily represent high level of specialization locally, it represents at least 12% of local employment. Moreover, the cluster shares workforce and occupational training with elements of Tualatin's Advanced Manufacturing cluster, which includes medical device and component manufacturing and wholesaling. By and large, the cluster is anchored by Legacy Meridian Park Medical Center, among Tualatin's largest employers. By extension, associated industries including clinics, laboratories, physician offices, and assisted living centers have agglomerated in the city. The average income in the cluster is roughly \$80,300 annually.



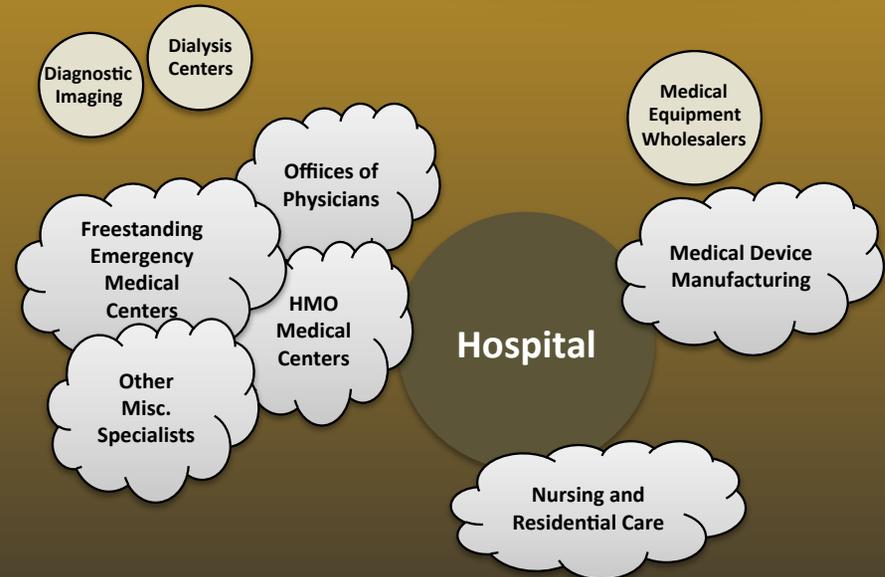
Representative Industries

NAICS Description

623 Nursing and Residential Care Facilities	LOW
621210 Offices of Dentists	LOW
33911 Medical Device Manufacturing	BELOW AVG.
423450 Medical Equipment Wholesalers	BELOW AVG.
622 Hospitals	AVERAGE
621340 Offices of Specialty Therapists	AVERAGE
325412 Pharmaceutical Prep Manufacturing	AVERAGE
621111 Offices of Physicians	ABOVE AVG.
621492 Kidney Dialysis Centers	ABOVE AVG.
621491 HMO Medical Centers	HIGH
621339 Offices of Misc. health Practitioners	HIGH
621493 Freestanding Emergency Medical Centers	HIGH
621512 Diagnostic Imaging Centers	HIGH
TOTAL FOR CLUSTER	AVERAGE

Location Quotient Specialization

Cluster Organization



Top 10 Cluster Employers

- Legacy Meridian Park Hospital
- Marquis at Home
- Kaiser Foundation Health Plan of Oregon
- Farmington Square Tualatin
- Gastroenterology Specialists of Oregon
- Women's Healthcare Associates
- Cedar Crest Alzheimer's Special Care
- The Children's Clinic
- Bethesda Lutheran Communities
- River Valley Landing

SOURCE: Oregon Employment Department and JOHNSON ECONOMICS

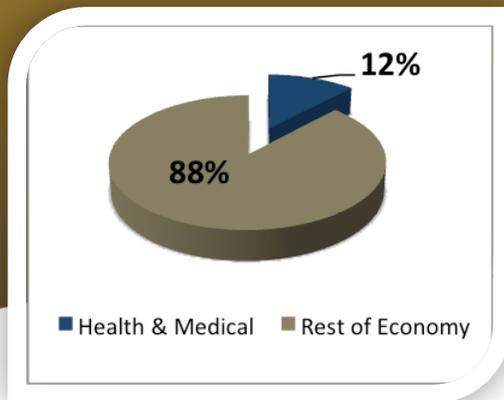
Economic Impacts

Direct impacts from the Health and Medical Related Cluster total over 2,340 jobs and a \$215 million contribution toward regional GDP. Secondary impacts account for an additional 2,100 jobs and \$182 million in output.

	Jobs	Labor Income	GDP
Direct	2,341	\$188,019,235	\$215,482,128
Indirect	791	\$47,203,461	\$75,822,388
Induced	<u>1,315</u>	<u>\$63,460,282</u>	<u>\$106,723,951</u>
Total	4,447	\$298,682,978	\$398,028,467

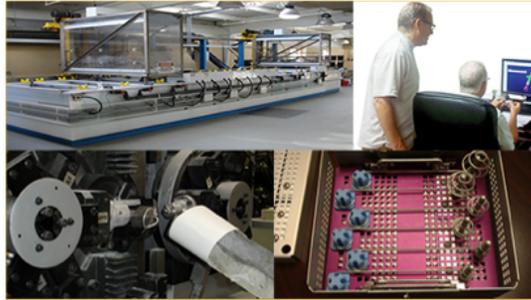
* Value-Added
SOURCE: IMPLAN

Share of Local Employment

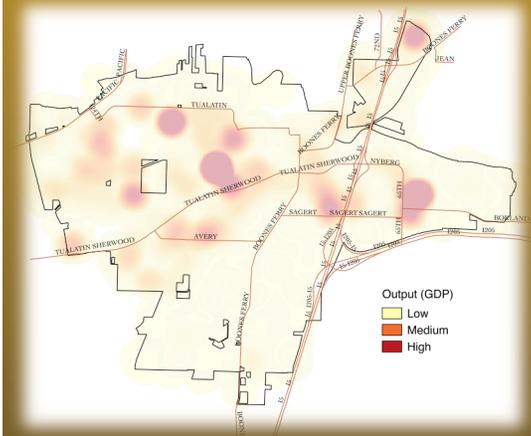


SOURCE: Oregon Employment Department

Health Care & Medical Related



Economic Concentration By GDP Contribution



SOURCE: IMPLAN and JOHNSON ECONOMICS

City of Tualatin

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Tualatin, Oregon 97062

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Primary Ancillary Industries Impacted

- Real Estate Establishments
- Management of Companies & Enterprises
- Monetary Authorities and Depository Institutions
- Food Services & Drinking Places
- Insurance Carriers
- Employment Services
- Legal Services
- Advertising & Related Services
- Management, Scientific, and Technical Consulting

Economic and Ancillary Impacts retained in the Portland MSA



City of Tualatin Economic Development

Prepared by Johnson Economics



Food Processing & Distribution

The Tualatin Food Cluster is primarily a wholesaling cluster, with a diverse range of merchant wholesalers supporting nearly 600 jobs in the community. The manufacturing component of the cluster is anchored by Pacific Foods, which manufactures a range of pre-packaged food products. Relative to other clusters, the cluster is rather small at 4% of local employment. However, the concentration of employment in the cluster reflects a high level of specialization. The wholesaling nature of the cluster would suggest that the cluster is anchored by Tualatin's advantages for wholesaling, including strong transportation access and proximity to diverse agriculture in the Willamette Valley. The average income in the cluster is \$91,000 annually.



Representative Industries

NAICS	Description	Location Quotient Specialization
42445	Confectionery Merchant Wholesalers	LOW
42448	Fresh Fruit and Vegetable Merchant Wholesalers	LOW
311	Food Manufacturing	HIGH
42441	General Line Grocery Merchant Wholesalers	HIGH
42442	Packaged Frozen Food Merchant Wholesalers	HIGH
42443	Dairy Prod. (excl. Dried/Canned) Merchant Wholesalers	HIGH
42449	Other Grocery & Related Prod. Merchant Wholesalers	HIGH
TOTAL FOR CLUSTER		HIGH

Cluster Organization



Top 10 Cluster Employers

- Pacific Foods
- DPI Specialty Foods NW
- McLane Foodservice
- Caruso Produce
- ITO Inc.
- Frito-Lay
- Schwan's
- Transcold Distribution
- Hauge Provisions
- Distribution Plus

SOURCE: Oregon Employment Department and JOHNSON ECONOMICS

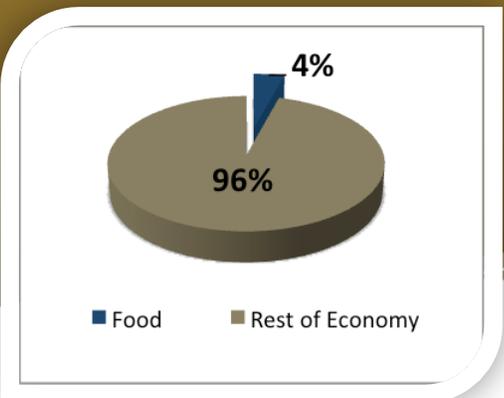
Economic Impacts

Direct impacts from the Food Processing & Distribution Cluster total over 1,000 jobs and a nearly \$150 million contribution toward regional GDP. Secondary impacts account for an additional 2,770 jobs and \$256 million in output.

	Jobs	Labor Income	GDP*
Direct	1,020	\$92,819,416	\$149,238,712
Indirect	1,660	\$105,944,171	\$166,133,233
Induced	1,110	\$53,590,890	\$90,128,899
Total	3,790	\$252,354,478	\$405,500,844

* Value-Added
SOURCE: IMPLAN

Share of Local Employment

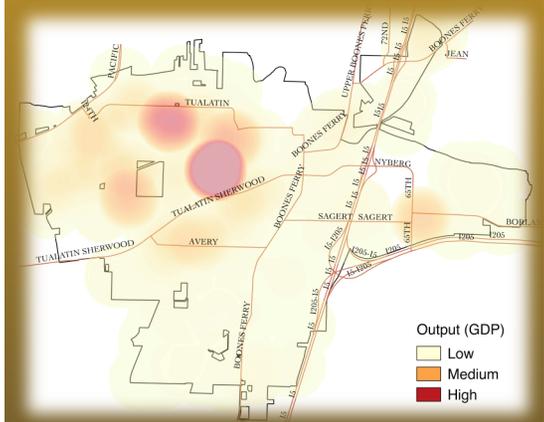


SOURCE: Oregon Employment Department

Food Processing & Distribution



Economic Concentration By GDP Contribution



SOURCE: IMPLAN and JOHNSON ECONOMICS

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Primary Ancillary Industries Impacted

- Management of Companies & Enterprises
- Real Estate Establishments
- Monetary Authorities and Depository Institutions
- Truck Transportation
- Food Services & Drinking Places
- Advertising & Related Services
- All Other Misc. Professional, Scientific, & Technical Services
- Electric Power Generation
- Private Hospitals

Economic and Ancillary Impacts retained in the Portland MSA



City of Tualatin Economic Development

Prepared by Johnson Economics



Corporate & Business Support

The City has a moderately high specialization in the Management of Companies sector, anchored by Portland General Electric. While this sector certainly provides support for related business and administrative services, the cluster is more broadly anchored by Tualatin's diverse economic agglomerations. Key industries in Tualatin's business support sector include an average concentration of Professional & Technical Services in addition to a high concentration of Temporary Help Services. Professional & Technical Services in Tualatin include a handful of emerging Software and Computer Systems Design firms. Tualatin's concentration of larger corporate firms also supports a higher than average number of firms in more remedial enterprises such as security, landscaping, and janitorial services. The average income in the cluster is nearly \$69,000 annually.



Representative Industries

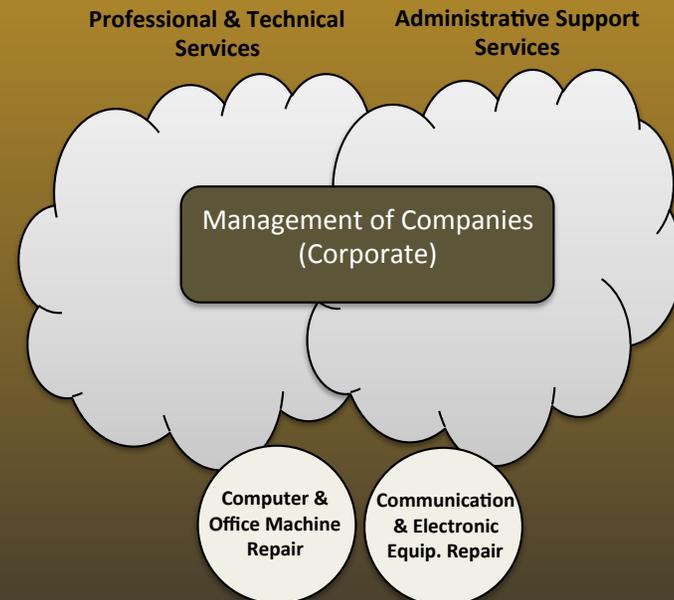
NAICS Description

5415	Computer Systems Design and Related Services
5416	Management, Scientific, & Tech. Consulting Services
5417	Scientific Research and Development Services
5418	Advertising, Public Relations, and Related Services
5419	Other Professional, Scientific, and Technical Services
561	Administrative and Support Services
551	Management of Companies and Enterprises
8112	Electronic & Precision Equip. Repair & Maintenance
8113	Com. & Ind. Machinery & Equip. Repair & Maintenance
TOTAL FOR CLUSTER	

Location Quotient Specialization

LOW
LOW
LOW
LOW
AVERAGE
AVERAGE
HIGH
HIGH
HIGH
AVERAGE

Cluster Organization



Top 10 Cluster Employers

- Express Employment Professionals
- Portland General Electric
- A-CTI
- Enterprise Rent-a-Car
- Expresso Building Services
- AT&T Mobility services
- Integrity Staffing
- Richmar Associates
- Kneedraggers
- Simplex Grinnell

SOURCE: Oregon Employment Department and JOHNSON ECONOMICS

Economic Impacts

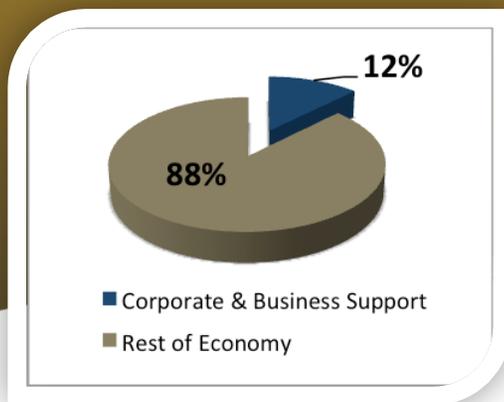
Direct impacts from the Corporate & Business Support Cluster total over 2,875 jobs and a \$230 million contribution toward regional GDP. Secondary impacts account for an additional 2,000 jobs and \$176 million in output.



	Jobs	Labor Income	GDP*
Direct	2,875	\$197,858,729	\$230,661,610
Indirect	745	\$42,776,815	\$67,197,560
Induced	1,343	\$64,832,523	\$109,028,337
Total	4,963	\$305,468,067	\$406,887,507

* Value-Added
SOURCE: IMPLAN

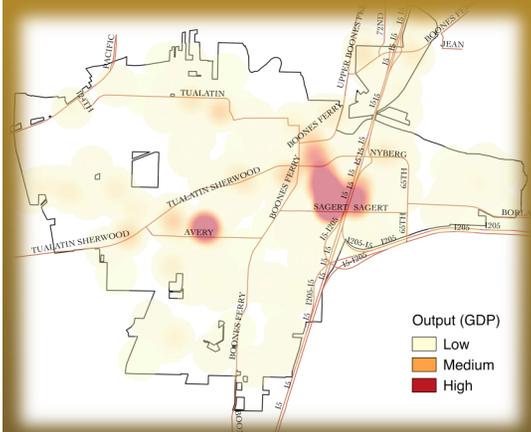
Share of Local Employment



SOURCE: Oregon Employment Department

Corporate & Business Support

Economic Concentration By GDP Contribution



SOURCE: IMPLAN and JOHNSON ECONOMICS

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Primary Ancillary Industries Impacted

- Real Estate Establishments
- Monetary Authorities and Depository Institutions
- Wholesale Trade
- Food Services & Drinking Places
- Offices of Physicians, Dentists, and Other Health Care Practitioners
- Private Hospitals
- Legal Services
- Telecommunications
- Insurance Carriers

Economic and Ancillary Impacts retained in the Portland MSA



City of Tualatin Economic Development

Prepared by Johnson Economics





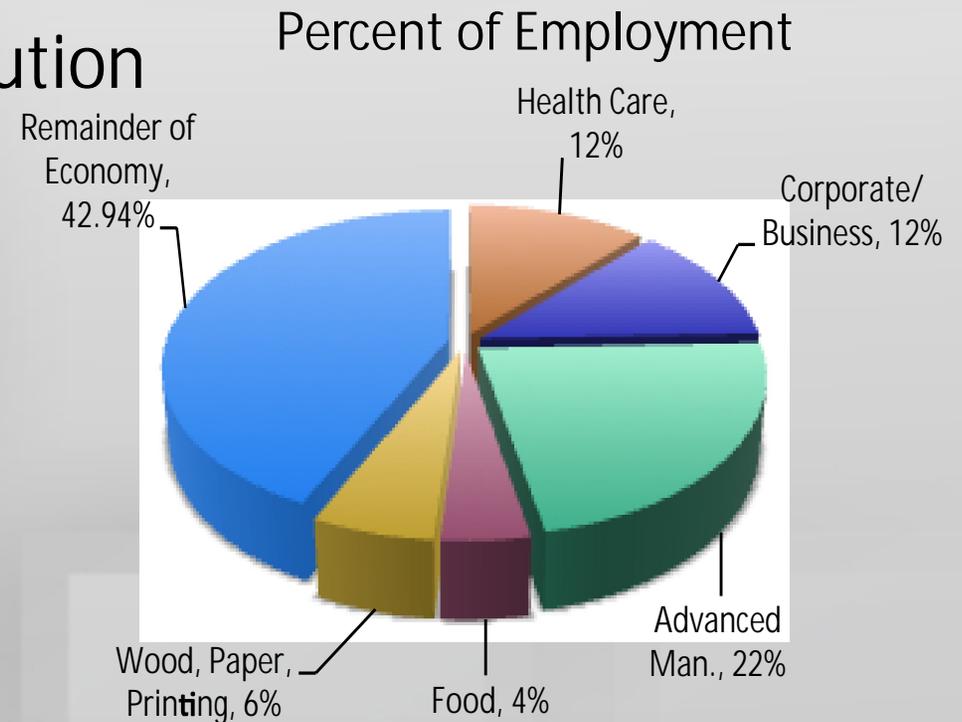
Economic Development Action Plan Update

Tualatin City Council
Work Session
3/24/2014

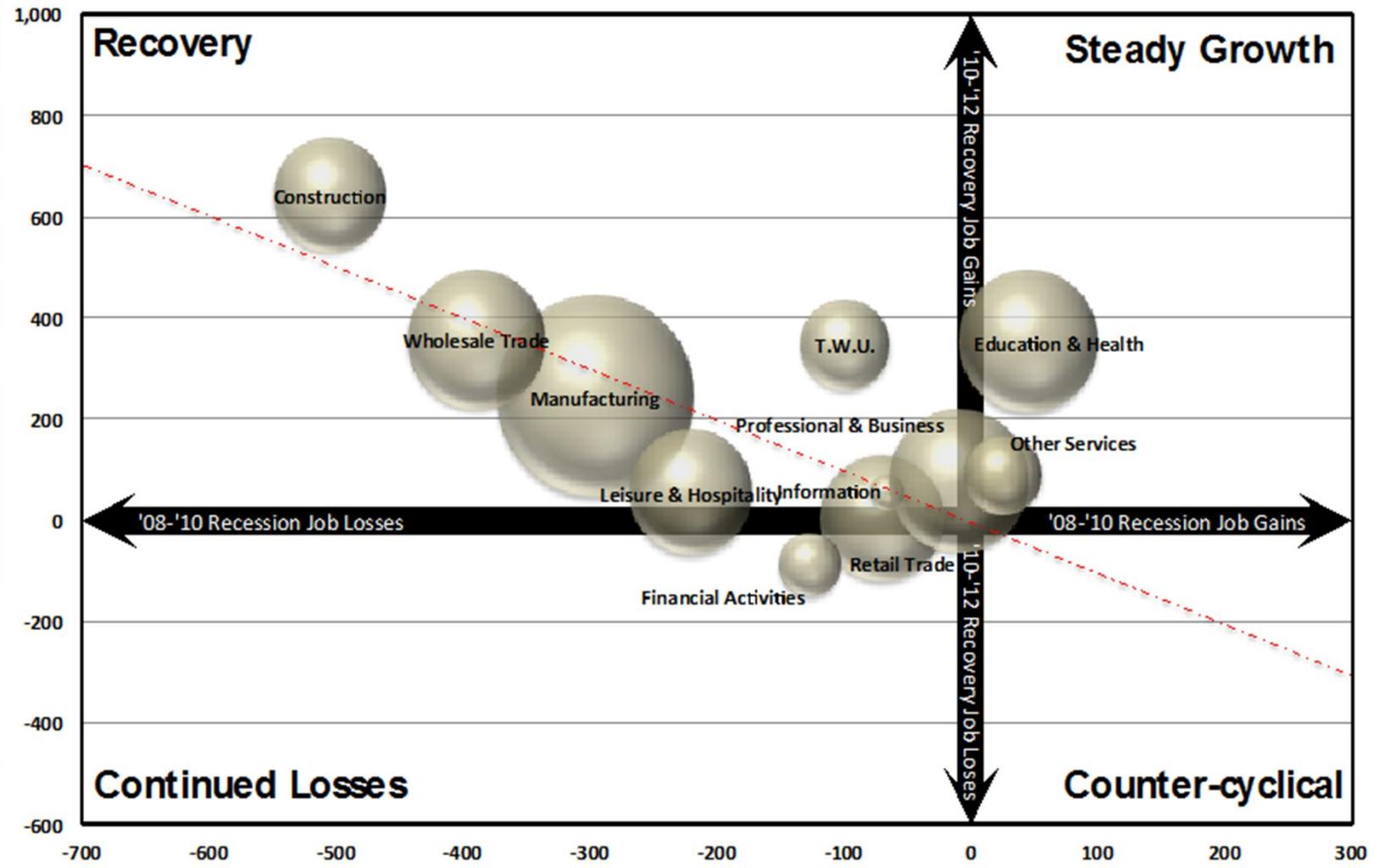


Industry Clusters

- Advanced Manufacturing
- Wood, Paper, & Printing
- Health Care & Medical Related
- Food Processing & Distribution
- Corporate & Professional Services



Industry Cluster Performance



Industry Cluster Impact

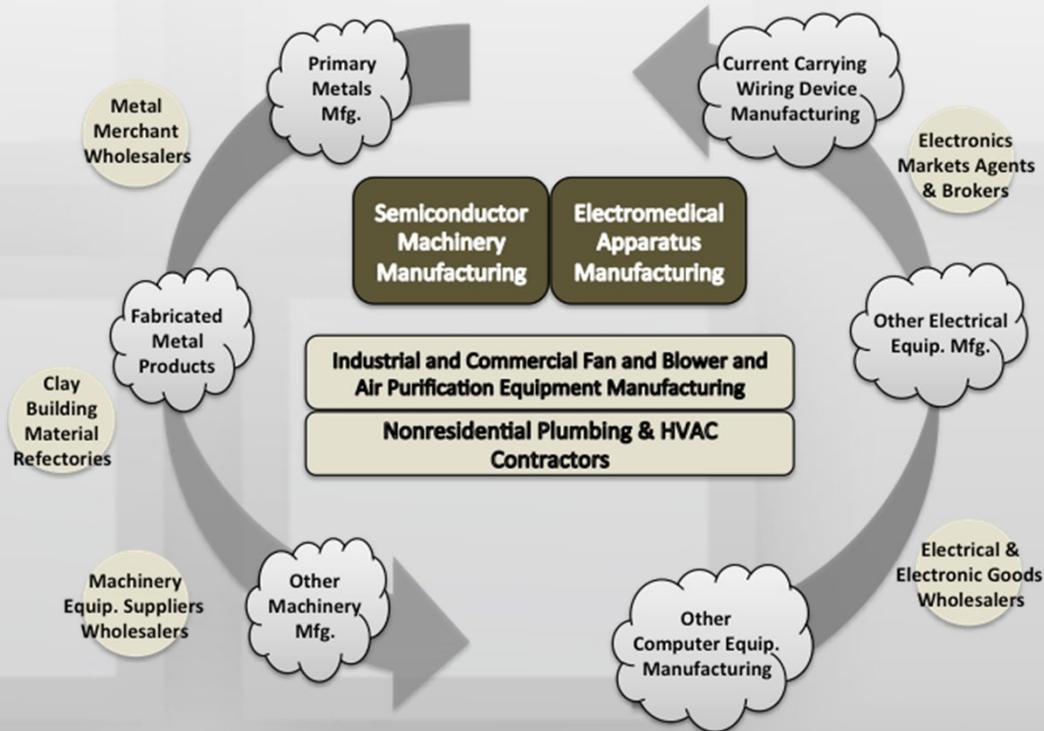
	JOBS					
	Health Care	Corporate/Bus.	Advanced Man.	Food	Wood/Paper	Total
Direct	2,341	2,875	5,115	1,020	1,380	12,731
Indirect	791	745	3,939	1,660	778	7,912
Induced	1,315	1,343	4,335	1,110	833	8,937
TOTAL	4,447	4,963	13,389	3,790	2,991	29,580

	LABOR INCOME (In Millions)					
	Health Care	Corporate/Bus.	Advanced Man.	Food	Wood/Paper	Total
Direct	\$188.0	\$197.9	\$501.5	\$92.8	\$97.3	\$1,077.6
Indirect	\$47.2	\$42.8	\$275.0	\$105.9	\$51.9	\$522.8
Induced	\$63.5	\$64.8	\$209.3	\$53.6	\$40.2	\$431.4
TOTAL	\$298.7	\$305.5	\$985.8	\$252.4	\$189.5	\$2,031.8

	OUTPUT (In Millions)					
	Health Care	Corporate/Bus.	Advanced Man.	Food	Wood/Paper	Total
Direct	\$215.5	\$230.7	\$882.0	\$149.2	\$143.4	\$1,620.8
Indirect	\$75.8	\$67.2	\$439.8	\$166.1	\$81.6	\$830.5
Induced	\$106.7	\$109.0	\$352.0	\$90.1	\$67.6	\$725.5
TOTAL	\$398.0	\$406.9	\$1,673.8	\$405.5	\$292.6	\$3,176.8

Advanced Manufacturing

Metals & Machinery Computers & Electronics



Top Employers
Lam Research
Precision Wire Components
Huntair
JAE Oregon
Leviton Manufacturing
Kershaw USA
Pioneer Metal Finishing
Ichor Systems

Wood, Paper, & Printing



Top Employers

Columbia Corrugated Box
Milgard

Anthro Corporation

Cascade Windows

Tualatin Sleep Products

Suburban Door Company

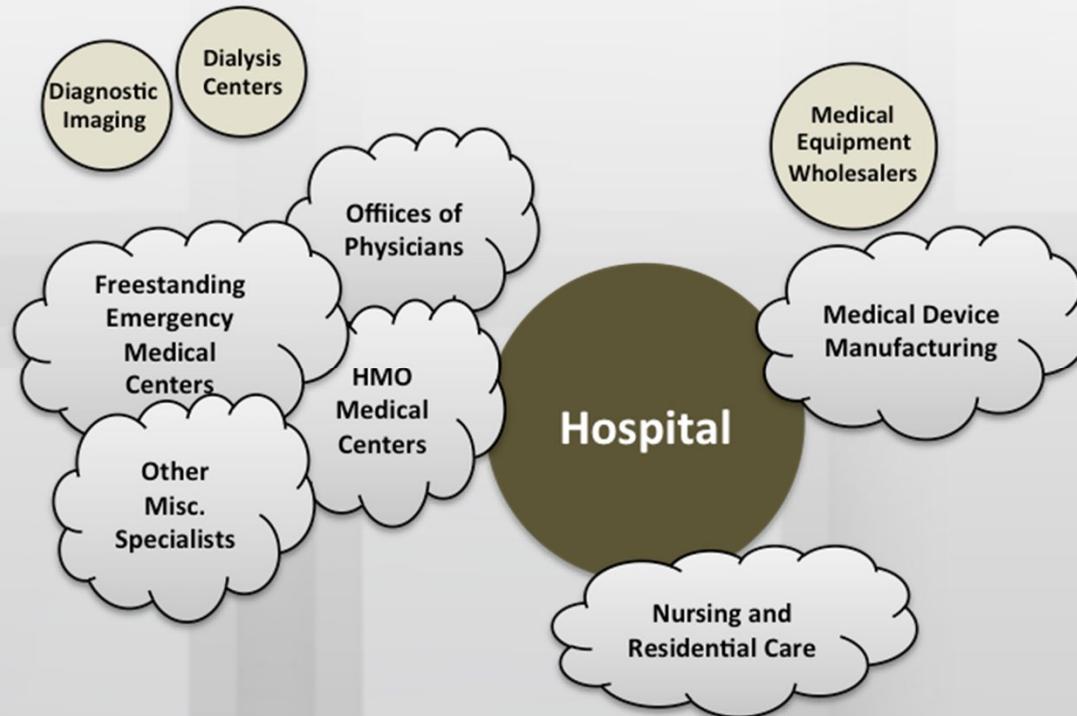
Plasti-Fab

Paramount Bedding

Hartman & Forbes

Strategic Printing Solutions

Health Care and Medical Related



Top Employers

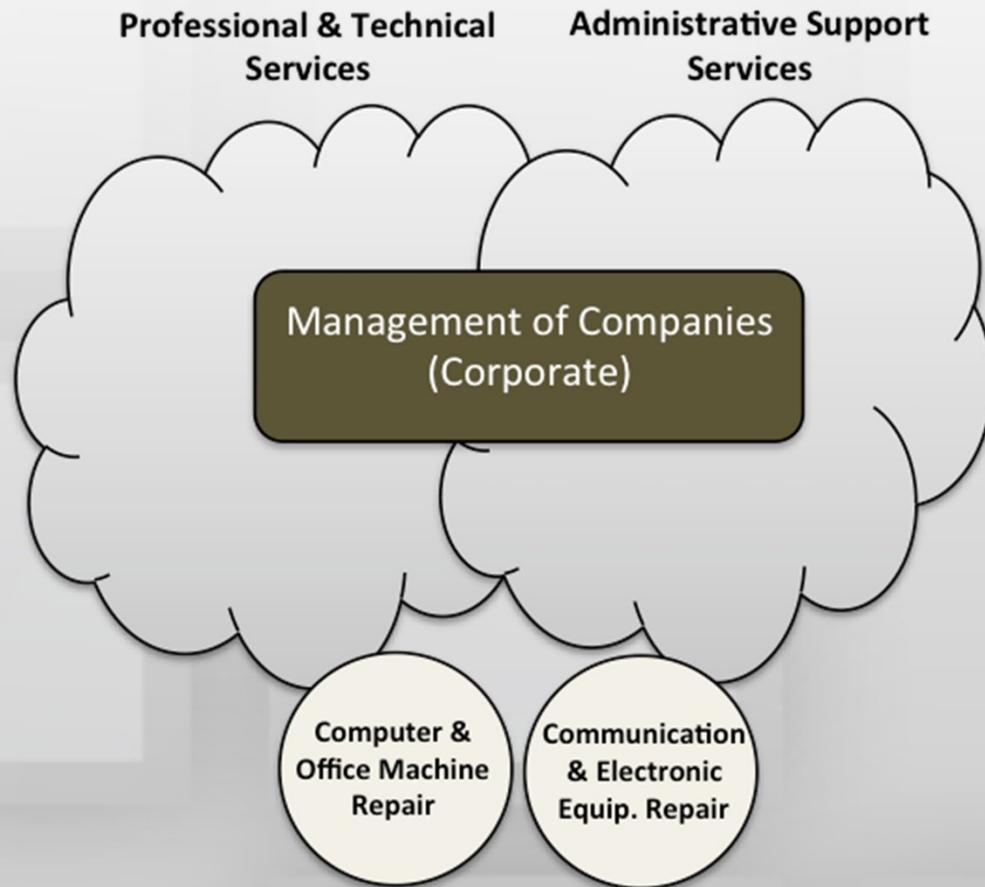
Legacy Meridian Park Hospital
Marquis at Home
Kaiser Foundation Health Plan
Farmington Square Tualatin
Gastroenterology Specialists
Women's Healthcare Associates
Cedar Crest Alzheimer's Special Care
The Children's Clinic
Bethesda Lutheran Communities
River Valley Landing

Food Processing and Distribution



Top Employers
Pacific Foods
DPI Specialty Foods
McLane Foodservice
Caruso Produce
Frito-Lay
Schwan's
Transcold Distribution
Hauge Provisions
Distribution Plus

Corporate and Professional Services



Top Employers
Express Employment Professionals
Portland General Electric
A-CTI
Enterprise Rent-a-Car
Espresso Building Services
AT&T Mobility Services
Integrity Staffing
Richmar Associates
Kneedraggers
Simplex Grinnell

Strategy Committee

- Allyson Anderson, Legacy Meridian Park
- Gary Barth / Catherine Comer, Clackamas County
- Dennis Coplin, UA Local 290 (Steamfitters/Pipefitters)
- Cheryl Dorman, Columbia Bank
- Troy Gagliano, PGE
- Cathy Holland / Jonathan Crane, Commercial CIO
- Rob Massar / Jonathan Schlueter, Washington County
- Scott Miller, Capacity Commercial Group
- Linda Moholt, Tualatin Chamber of Commerce
- Miriam Odermann, Providence
- Derrick Olson, Greater Portland, Inc.
- Stu Peterson, Macadam Forbes
- Kristin Retherford, City of Wilsonville
- Mike Snell, Lam Research
- Eric Sporre, PacTrust
- Pam Treece, Westside Economic Alliance
- Mike Williams, Business Oregon

Strategy Committee Feedback

- Improve the business climate - update development code
- Partnering with neighbors – leverage future expansion areas
- Expand workforce development opportunities
- Ensure quality of life keeps pace with a growing economy
- Invest in infrastructure development, including transit
- Conduct more business retention and expansion visits
- Recruit companies to locate in Tualatin
- Certify vacant sites as "development/shovel ready"
- Encourage local entrepreneurship

Action Plan Update Process

Gather Data To Inform

November - January



Establish Goals & Kickoff Economic Strategy Committee

January - February



Develop Actions & Share with Community

March - April



Adopt Plan

Late Spring 2014

We are here



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Ben Bryant, Management Analyst

DATE: 03/24/2014

SUBJECT: Southwest Corridor Transit Alignments

ISSUE BEFORE THE COUNCIL:

Provide direction to the Southwest Corridor Steering Committee on potential transit alignments.

EXECUTIVE SUMMARY:

Background

Last summer, the Tualatin City Council provided direction to the Metro Southwest Corridor Steering Committee to continue studying light-rail transit (LRT) and bus-rapid transit (BRT) between Portland and Tualatin, via Tigard. Since that time, Metro and TriMet have been developing various alignment options in an effort to understand potential benefits, costs, property impacts, and environmental challenges.

Eliminating Options for Draft Environmental Impact Statement

Prior to the construction of any alignment, Metro and TriMet need to complete a Draft Environmental Impact Statement (DEIS). The purpose of the DEIS is to determine which alignment is most preferred based on the impacts and benefits. To control the cost of the DEIS process, the Southwest Corridor Steering Committee will be asked to eliminate potential alignments that are not viable.

The process of elimination is being conducted in two steps:

Step 1 - Qualitative Elimination: In April, the Steering Committee will eliminate options that have "red flags" due to qualitative factors such as community impacts, design challenges, etc.

Step 2 - Quantitative Elimination: In June, the Steering Committee will be asked to eliminate additional options based on quantitative data such as potential ridership, costs, property impacts, etc.

Recommendation for Step 1

In April, the project partners will be recommending the following options be eliminated from additional study in Tualatin:

- "WES" Alignment
- Bridgeport Road Alignment
- Martinazzi Avenue Alignment
- I-5 / Nyberg Rivers Alignment

This recommendation was shared at an open house in Tualatin on March 20th. At the Work Session, staff members will provide the City Council with the feedback received at that open house.

Next Steps

- April 7th: Steering Committee decision on early removal of alignment options
- April 10th: Open House, Tualatin Library
- April 16th: Discussion of alignments with Core Area Parking District Board
- April 17th: Overview of alignments with CIO Land Use Officers and Tualatin Planning Commission
- April - May: City Council Review of Quantitative Data & Public Feedback
- April - May: Public Review of Quantitative Data
- June: Steering Committee decision on options to remove for DEIS

Attachments: [Attachment A: Presentation](#)
 [Attachment B: Draft Recommendation Map](#)
 [Attachment C: Draft Recommendation Map \(Tualatin\)](#)



Southwest Corridor Transit Update

Tualatin City Council
Work Session
3/24/2014



Where We've Been

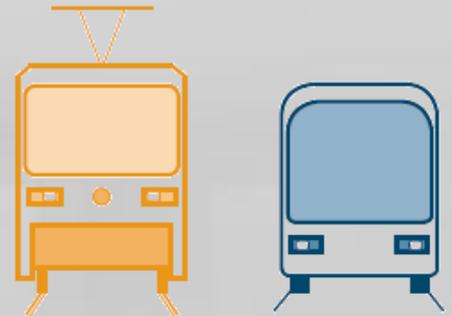
June 2013

Options To Remove From Study:

- High capacity transit to Sherwood
- "Hub and Spoke" option

Options To Study More:

- TriMet local bus service enhancement study
- Bus-Rapid Transit to Tualatin, via Tigard
- Light-Rail to Tualatin, via Tigard



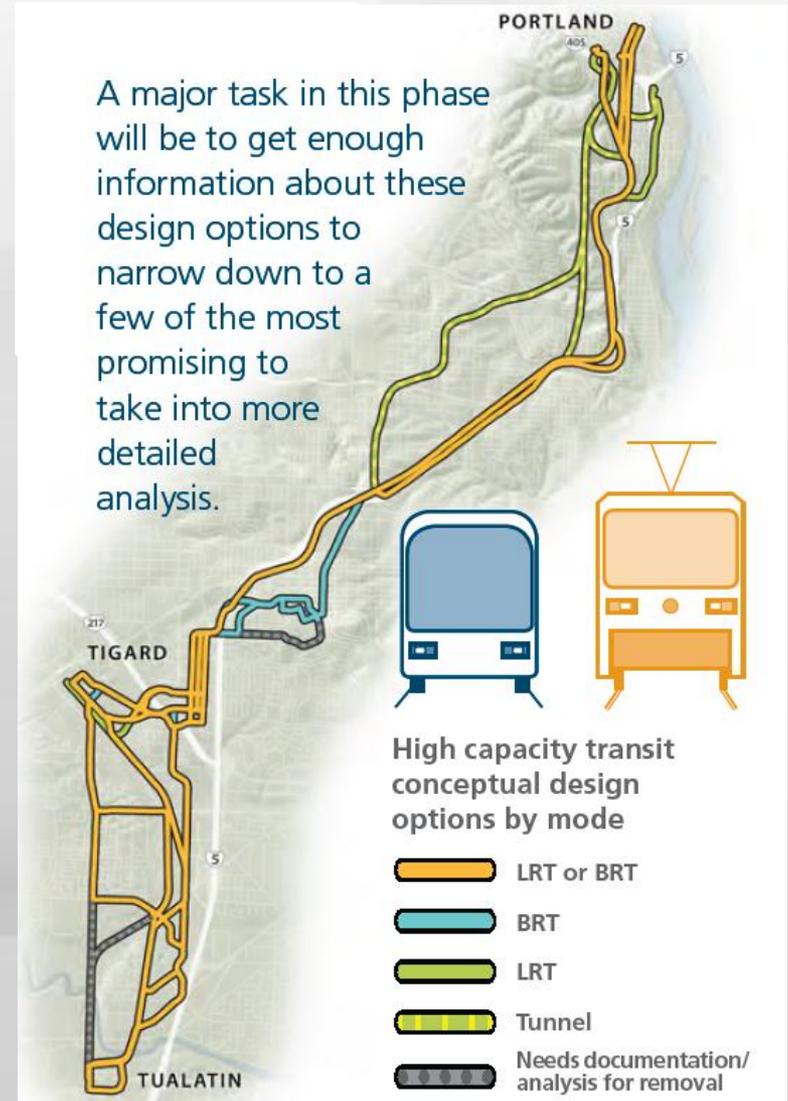
Where We've Been

July 2013



March 2014

“Refinement Phase”



DRAFT 3/6/14

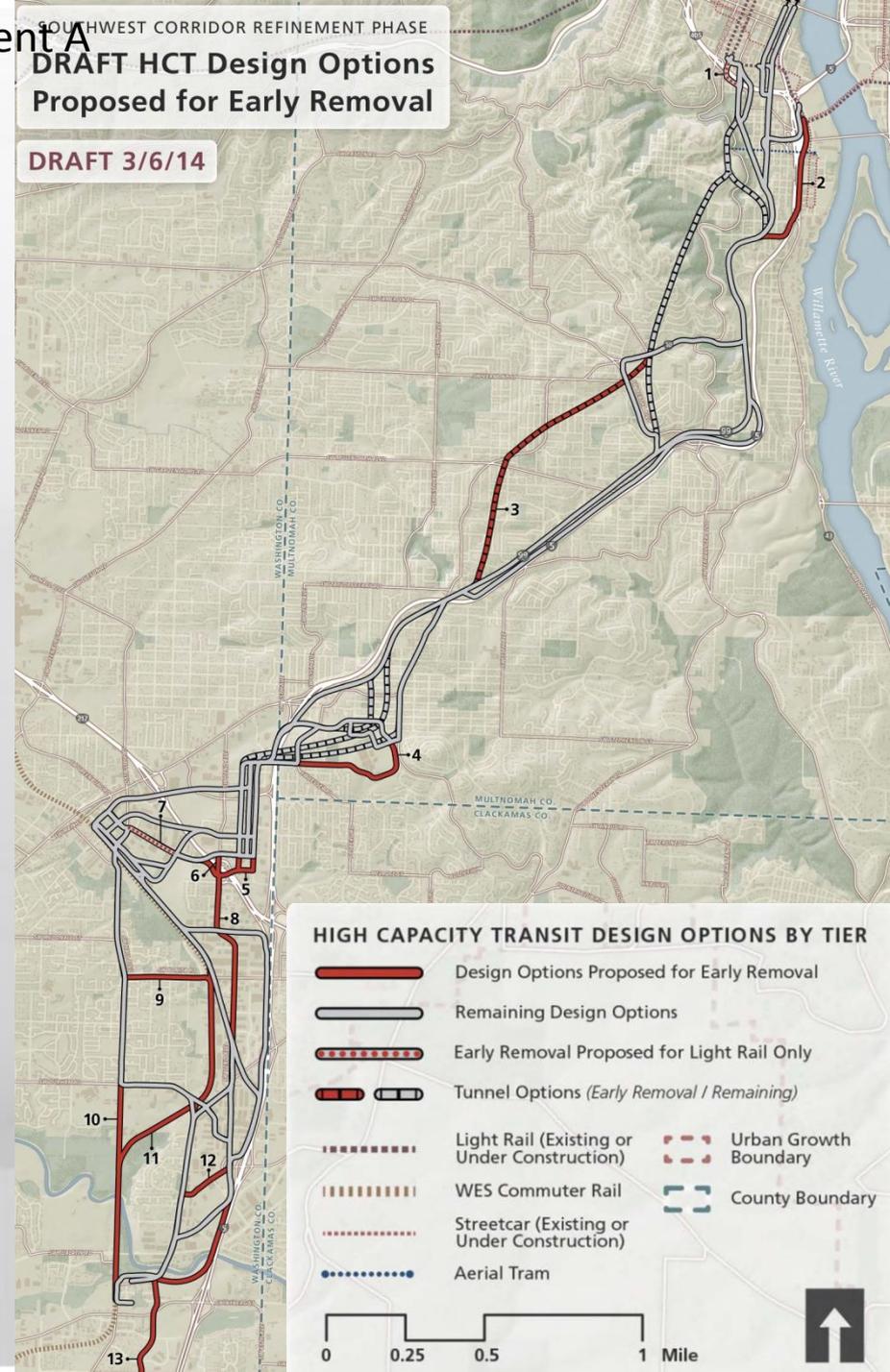
Where We're Going

Refining Options for Draft Environmental Impact Statement:

Eliminating Less Viable Options:

Step 1 (April) - Qualitative

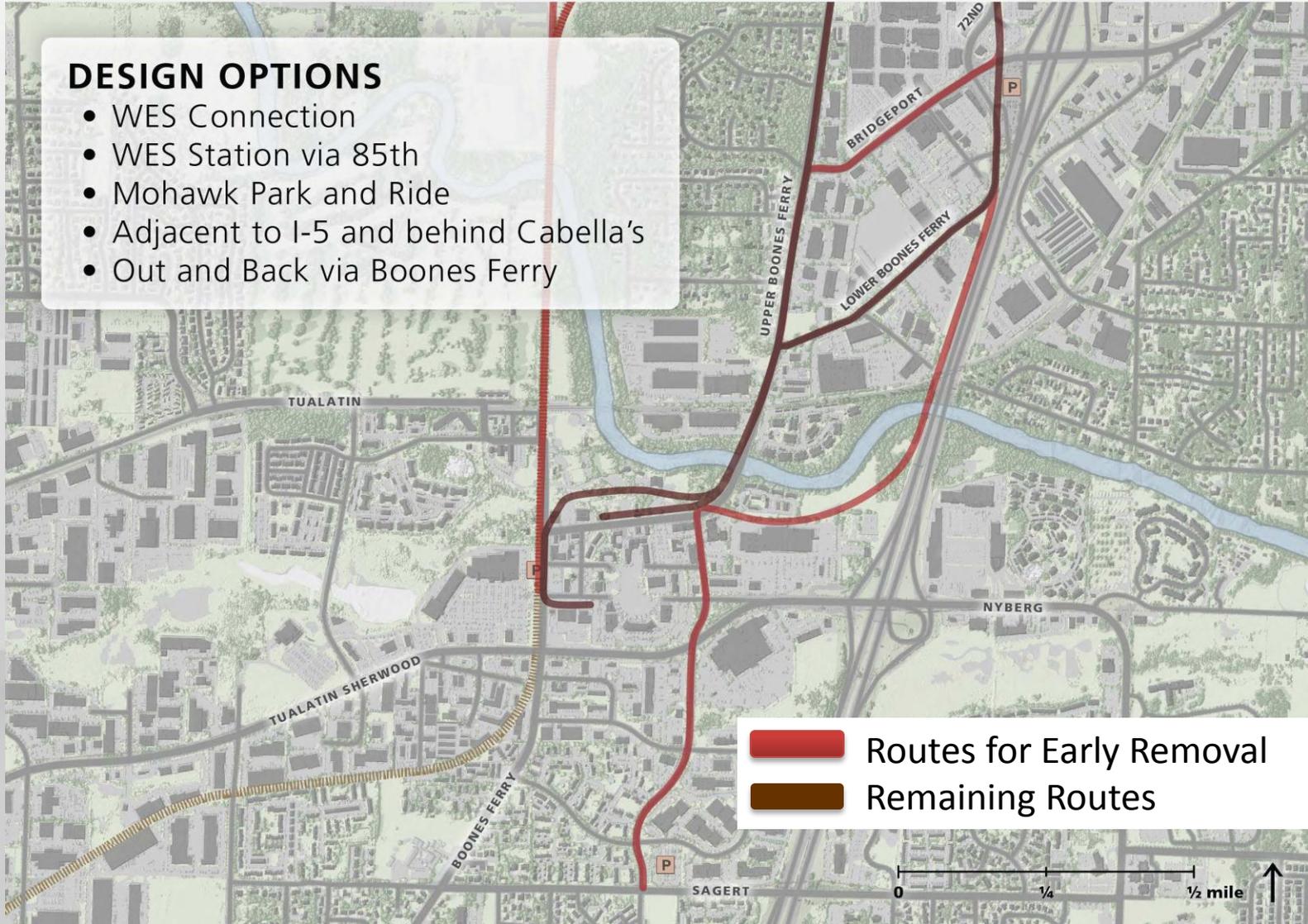
Step 2 (June) – Quantitative



Where We're Going

DESIGN OPTIONS

- WES Connection
- WES Station via 85th
- Mohawk Park and Ride
- Adjacent to I-5 and behind Cabella's
- Out and Back via Boones Ferry



Next Steps

Steering Committee Meeting to Remove Early Options

April 7th



Tualatin Open House

April 10th



Core Area Parking District Discussion

April 16th



CIO Land Use Officer Meeting & Planning Commission

April 17th



City Council Review of Options

April - May



Public Review of Options

April - May

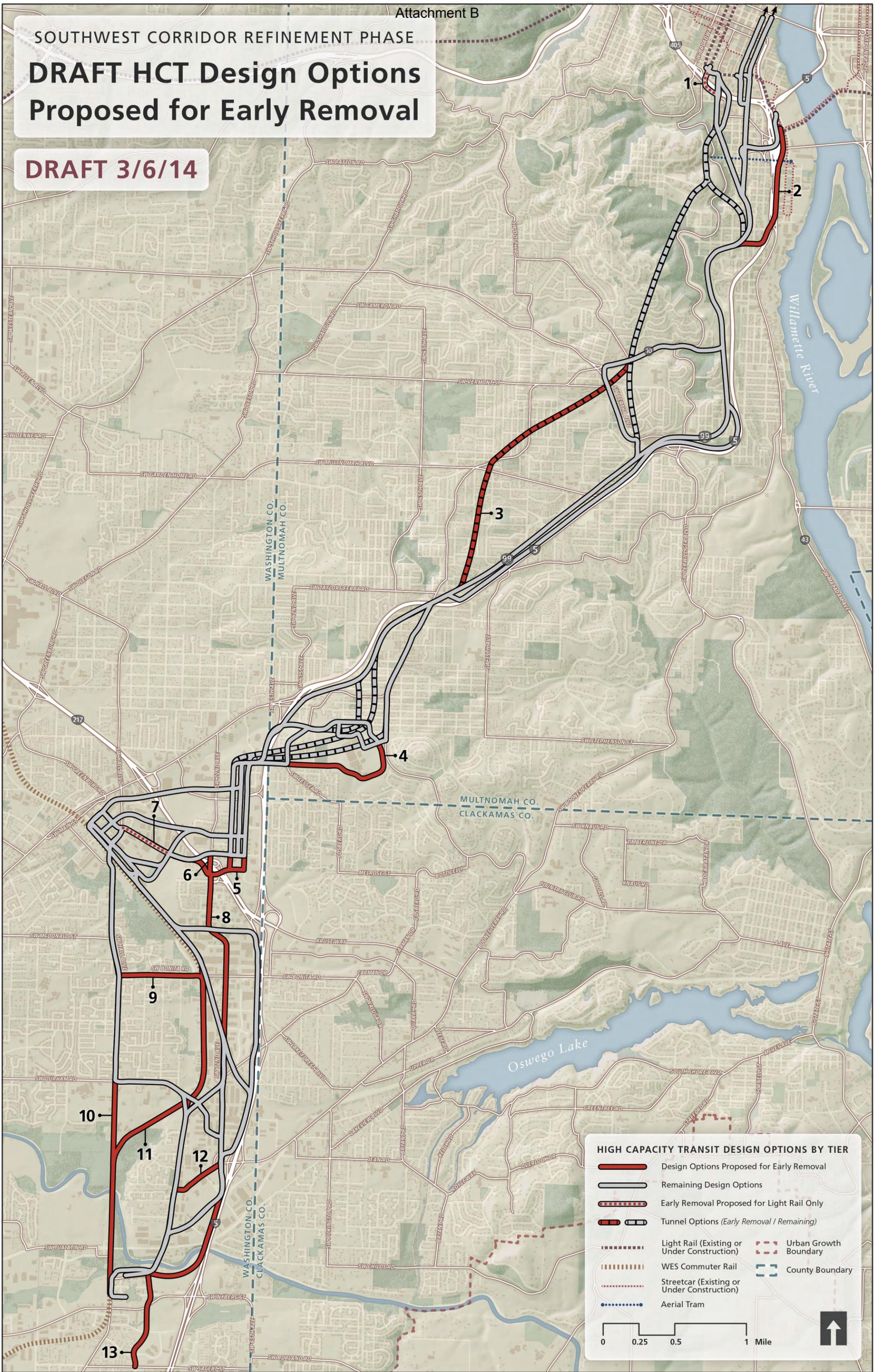


Steering Committee Decision on Options to Include in the DEIS

June

SOUTHWEST CORRIDOR REFINEMENT PHASE DRAFT HCT Design Options Proposed for Early Removal

DRAFT 3/6/14





MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Sara Singer, Deputy City Manager

DATE: 03/24/2014

SUBJECT: Marijuana Dispensaries

ISSUE BEFORE THE COUNCIL:

The City Council requested staff to return with information regarding the process for regulating medical marijuana dispensaries and recreational marijuana dispensaries in the City of Tualatin. On February 24, the City Council adopted Ordinance No. 1368-14, as a temporary measure, to prohibit medical marijuana facilities licensed by the State of Oregon with a sunset clause of December 31, 2014. Staff is seeking Council direction for amending the City's zoning regulations related to medical marijuana, direction on addressing potential future recreational marijuana dispensaries, and the public involvement process related to these discussions.

DISCUSSION:

Legislative Update

Discussions by Council regarding **marijuana dispensaries** began in December 2013; there was interest expressed in future actions by the Oregon Legislature and how they might impact local jurisdictions' abilities to regulate marijuana dispensaries. In 1998, Oregon became one of the first states to legalize medical marijuana. The Oregon Medical Marijuana Program (OMMP) is administered by the Oregon Health Authority (OHA) and allows cardholders to legally consume marijuana for medical purposes. The law originally allowed cardholders to grow their own marijuana or obtain it from other registered growers if they were unable to grow it themselves. In recent years a number of **medical marijuana dispensaries** have opened across the state. These dispensaries act as retail marketplaces for cardholders who find it difficult to obtain their medical marijuana.

Since the dispensaries are neither registered cardholders nor registered growers, they existed in a legal gray area. To address the legal uncertainty of these dispensaries, the Oregon Legislature passed House Bill (HB) 3460 in August 2013 authorizing the OHA to establish procedures to license and regulate medical marijuana dispensaries. These rules were finalized in January 2014, and the state began accepting applications on March 3.

On February 24, the City Council adopted Ordinance No. 1368-14, as a temporary measure to prohibit **medical marijuana facilities** licensed by the State of Oregon with a sunset clause of

December 31, 2014. Many other cities in Oregon have put similar measures in place. Questions arose regarding whether cities could legally enact local regulations pertaining to medical marijuana dispensaries. On March 5, the House of Representatives approved an amended version of Senate Bill (SB) 1531, relating to medical marijuana dispensaries. SB 1531C as passed provides some level of shelter from litigation for cities who enact a moratorium. The bill specifies that a governing body of city or county may adopt ordinances that impose reasonable regulations on operation of medical marijuana facilities. The bill limits the moratorium to May 1, 2015, after which the City will be limited to only time, place and manner restrictions. Tualatin's recently adopted ordinance meets the requirements of SB 1531C.

Currently, **recreational marijuana dispensaries** are prohibited in Oregon. There have been discussions across the state as to whether recreational use of marijuana would be placed on a future ballot for approval by voters. The Council expressed interest in monitoring any legislation related to recreational marijuana. At this time, it does not appear the Legislature will refer anything to voters related to legalizing recreational marijuana, and signatures have not yet been gathered for placing any other initiatives on the ballot. Staff will continue to monitor legislation and information related to these issues.

Amending the City's Zoning Regulations

Ordinance No. 1368-14 currently prohibits **medical marijuana dispensaries** from locating in Tualatin, and this Ordinance contains a sunset clause providing for automatic repeal of the Ordinance on December 31, 2014. Council's intent in adopting this Ordinance was to allow additional time to gather input from the community, analyze how any legislation passed by the state might impact the City of Tualatin and consider regulating medical marijuana dispensaries through the City's zoning regulations. HB 3460 sets out several requirements for medical marijuana dispensaries:

- Registration with the OHA
- Pesticide/mold testing
- Security measures (including video surveillance, alarms and a safe)
- Criminal background checks for operators
- Location in an area zoned for commercial, industrial, or mixed uses or as agricultural land
- Location of at least 1,000 feet from schools
- Location of at least 1,000 feet from any other registered dispensary

To view a map of where potential medical marijuana dispensaries could be located based on the minimum provisions of HB 3460, see Attachment A. To view a map of the City's current zones overlaid on the minimum provisions of HB 3460, see Attachment B. Current City zoning regulations do not mention medical marijuana dispensaries. The regulations will need to be amended to define medical marijuana dispensaries, establish zoning regulations which at a minimum are consistent with the provisions of HB 3460, and include any other restrictions based on community input and Council direction. In analyzing regulation through the City's zoning regulations, there are several key questions to consider:

- Where should medical marijuana dispensaries be located?
- Should they be a conditional use, prohibited or allowed and in which zones?
- If it is a conditional use, what are the conditions or minimum standards which must be met by the applicant?
- What are the related enforcement issues?
- Any changes to the zoning regulations require a minimum level of public input; however,

what is the desired level of public outreach for gathering input on this issue?

Addressing Recreational Marijuana Dispensaries

While **recreational marijuana** use and sales is currently prohibited by state and federal laws, the Council expressed an interest in exploring local restrictions on the retail sales of recreational marijuana. Similar to the actions taken to regulate medical marijuana dispensaries, the Council has options to consider for regulating any potential future recreational marijuana dispensaries. The Council could consider the following options for regulating recreational marijuana dispensaries:

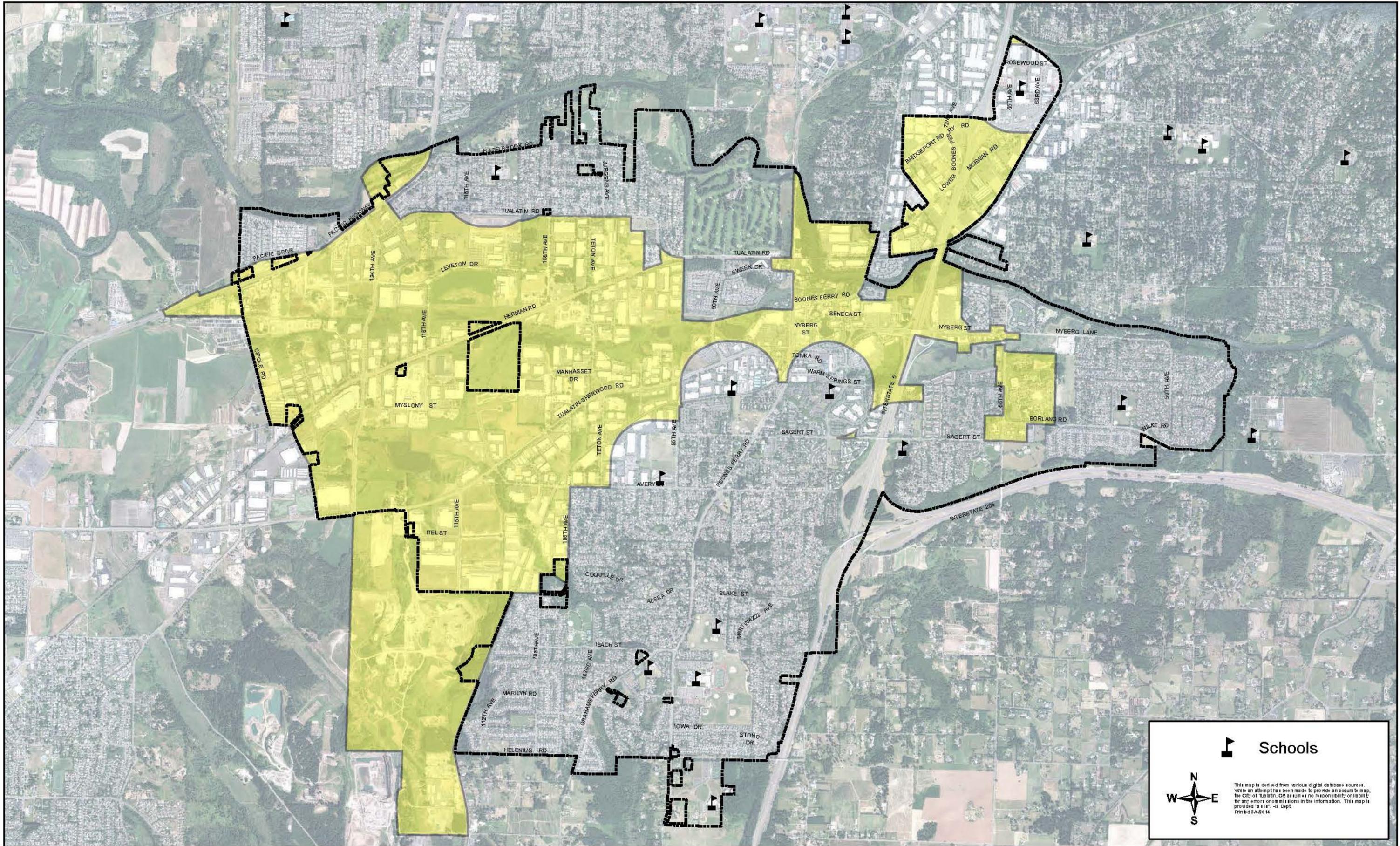
1. An ordinance prohibiting recreational marijuana facilities through the City's zoning regulations.
2. An ordinance prohibiting recreational marijuana dispensaries through the City's business license ordinance.
3. An ordinance prohibiting recreational marijuana through the municipal code by:
 - Defining recreational marijuana dispensaries and prohibits as a business
 - Recognizing that the City's zoning code does not define recreational marijuana dispensaries as a permitted use; and
 - Prohibiting City employees from interpreting the zoning code in a manner that allows recreational marijuana dispensaries as a use.

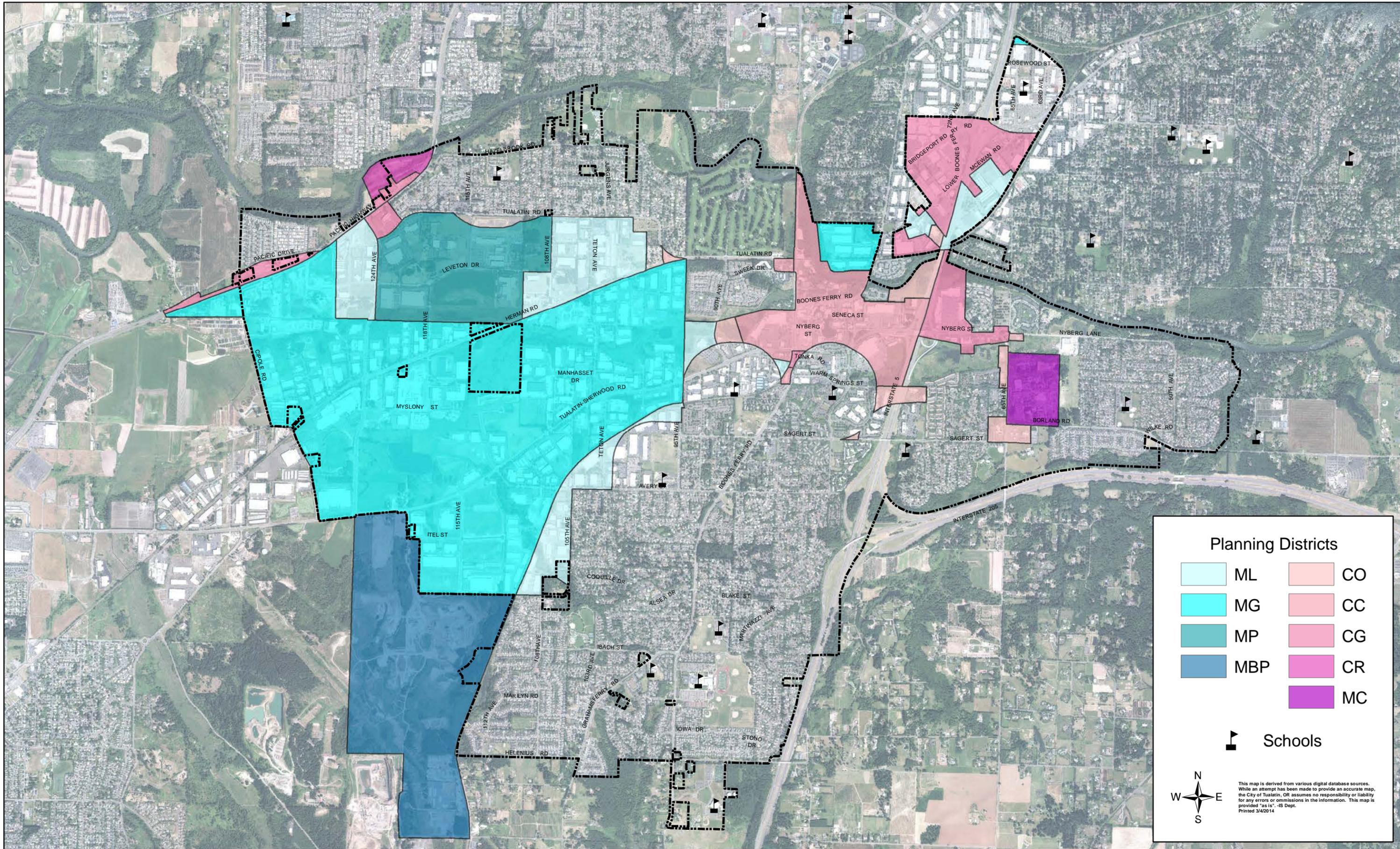
Option three is similar to the temporary measure adopted by the Council to prohibit medical marijuana dispensaries. Any ordinance adopted by the Council related to recreational marijuana will have no immediate impacts on the community, as it is currently prohibited by state and federal law. If state law changes in the future, the City would have a measure in place to prohibit recreational marijuana dispensaries. However, depending on the nature of future legislation, there is a possibility it could preempt any local regulations.

RECOMMENDATION:

Staff respectfully requests further Council direction on these issues.

Attachments: [Attachment A: Medical Marijuana Potential Zoning](#)
 [Attachment B: Medical Marijuana Potential Zoning with Planning Districts](#)
 [Marijuana Dispensaries PowerPoint Presentation](#)





Planning Districts

- | | | | |
|--|-----|--|----|
| | ML | | CO |
| | MG | | CC |
| | MP | | CG |
| | MBP | | CR |
| | | | MC |

Schools



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -IS Dept. Printed 3/4/2014

Marijuana Dispensaries

City Council
Work Session
March 24, 2014



Discussion Topics

- Medical Marijuana Dispensaries
 - Regulate through zoning
 - Public Outreach
 - Schedule and Next Steps
- Recreational Marijuana Dispensaries

Legislative Update

- Effective March 19th, the Legislature passed SB 1531
 - Gives cities the ability to ban medical marijuana dispensaries until May 1, 2015
 - Intent is to provide shelter from litigation and allow time to address dispensary regulation issues

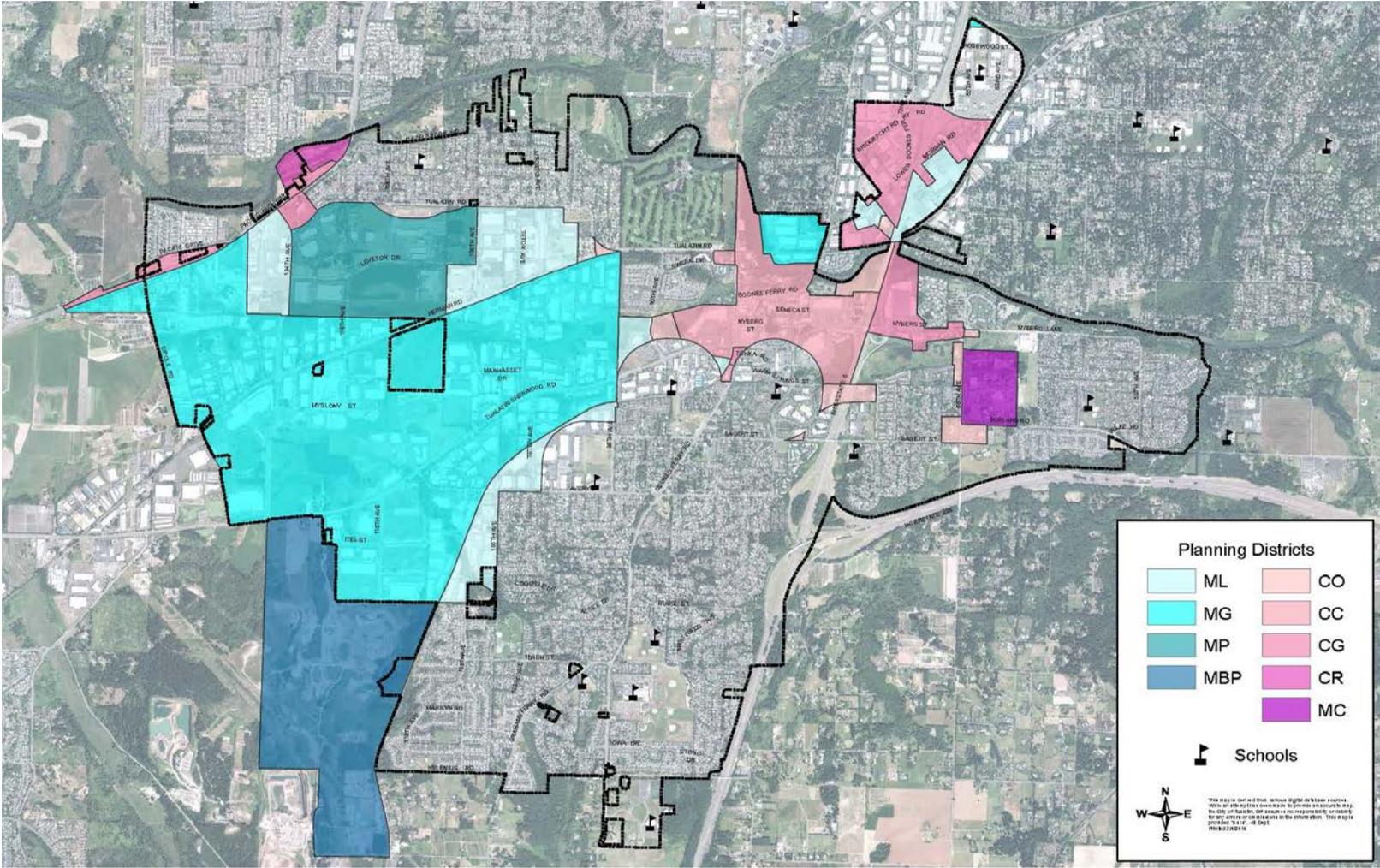
Medical Marijuana Dispensaries

- Tualatin's moratorium currently in place with sunset date of December 31, 2014
- HB 3460 **minimum requirements** include:
 - Registration with Oregon Health Authority (OHA)
 - Pesticide/mold testing
 - Security measures (including video surveillance, alarms and a safe)
 - Criminal background checks for operators
 - Location in an area zoned for commercial, industrial, or mixed uses or as agricultural land
 - Location of at least 1,000 feet from schools
 - Location of at least 1,000 feet from any other registered dispensary

Medical Marijuana Dispensaries

- Council interest in regulating through zoning
- Key questions to consider:
 - **Where** should medical marijuana dispensaries be located?
 - Should they be a **conditional use**, prohibited or allowed in **which zones**?
 - If it is a conditional use, what are the **conditions or minimum standards**?
 - What are the related **enforcement issues**?
 - Desired level of **public outreach**?
 - Others??

Potential Medical Marijuana Zoning with Planning Districts



Recreational Marijuana

- Currently prohibited by state and federal law.
- No pending measures at the state level to date
- Does the Council want to take any action at this time?

Schedule and Next Steps

- Public Outreach Plan
- Schedule
- Next Steps



Council Discussion & Questions



STAFF REPORT

CITY OF TUALATIN

City Council Work Session

Meeting Date: 03/24/2014

Subject: Mohave Court Zoning Discussion

Through: Sherilyn Lombos, Administration

Presentation

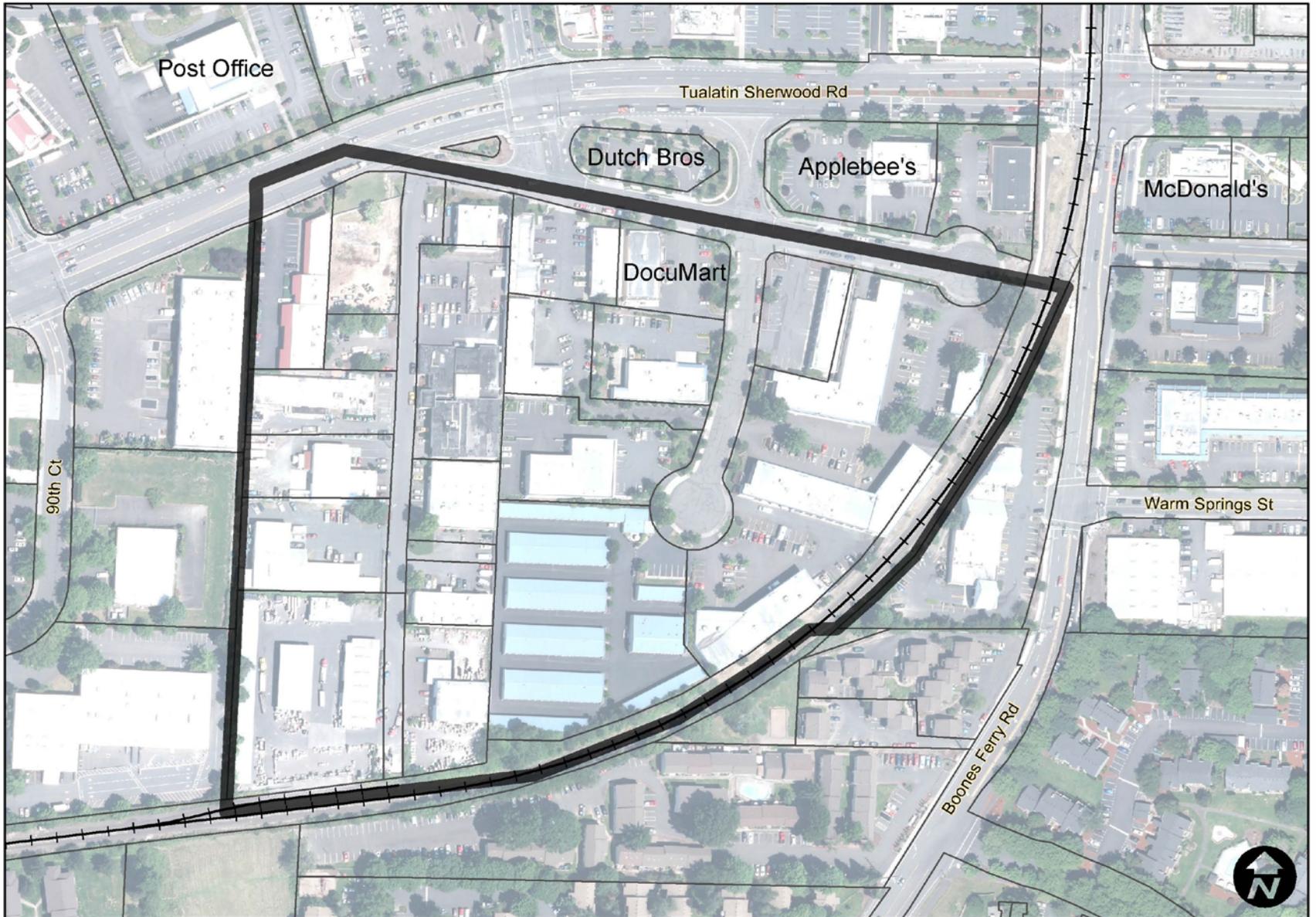


Mohave Court Zoning Discussion

Tualatin City Council
Work Session
3/24/2014



City of Tualatin

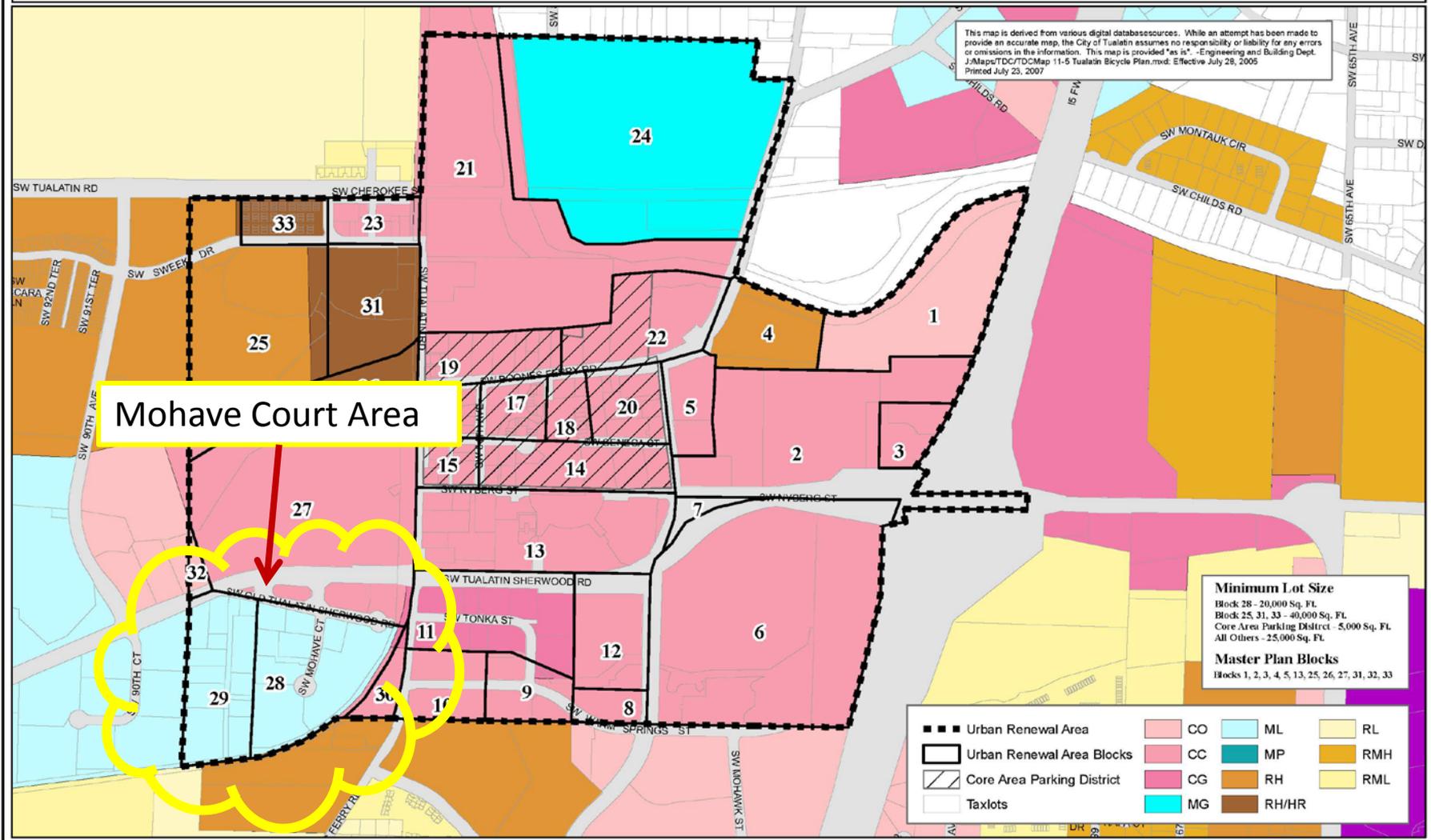


Map 9-3: Central Urban Renewal Area

RF 1:6,000



This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. J:\Maps\TDC\TDCMap 11-5 Tualatin Bicycle Plan.mxd: Effective July 28, 2005 Printed July 23, 2007



Mohave Court Area

Minimum Lot Size
 Block 28 - 20,000 Sq. Ft.
 Block 25, 31, 33 - 40,000 Sq. Ft.
 Core Area Parking District - 5,000 Sq. Ft.
 All Others - 25,000 Sq. Ft.

Master Plan Blocks
 Blocks 1, 2, 3, 4, 5, 13, 25, 26, 27, 31, 32, 33

■ ■ ■ Urban Renewal Area	CO	ML	RL
▭ Urban Renewal Area Blocks	CC	MP	RMH
▨ Core Area Parking District	CG	RH	RML
□ Taxlots	MG	RH/HR	

Typical Uses- Light Manufacturing (ML)

- Warehousing, wholesaling, and light manufacturing processes such as:
 - Kershaw Knives
 - Quality Bending and Fabrication
 - Columbia Self Storage (Mohave Court)
 - Integra Telecom

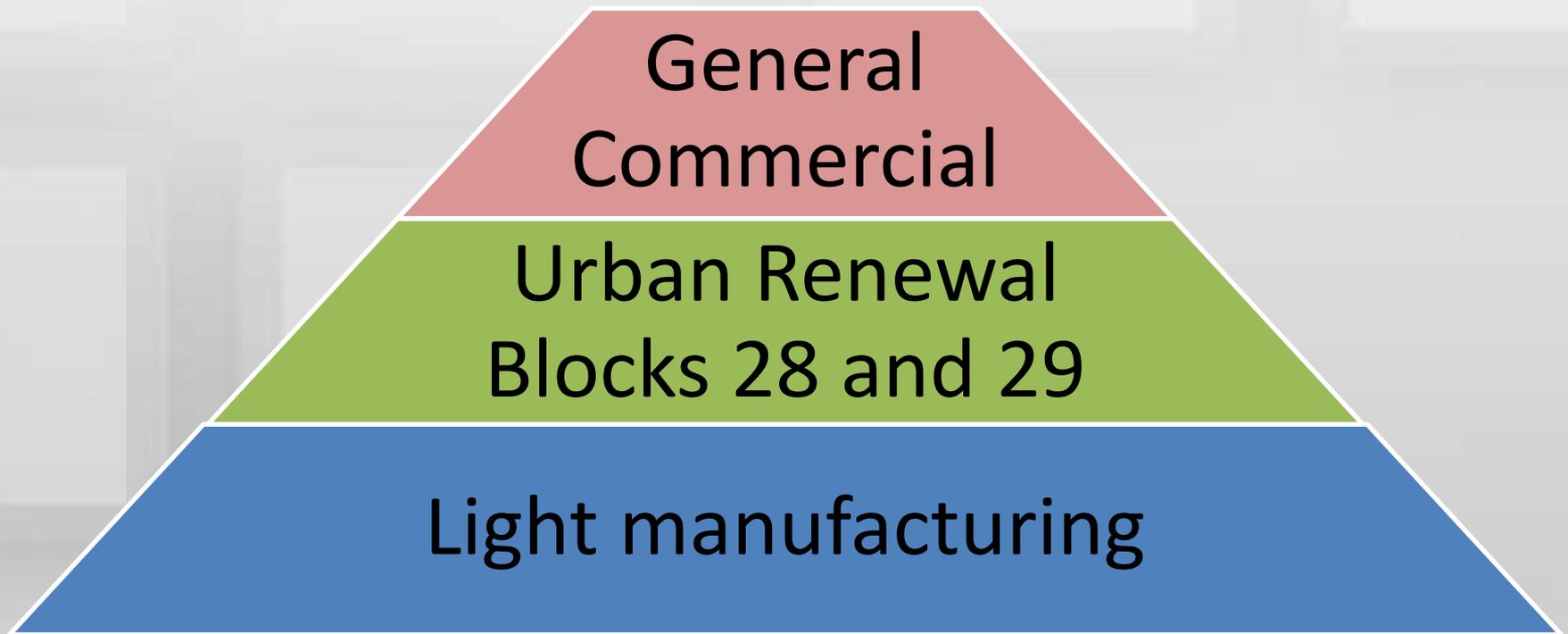
Typical Uses- General Commercial (CG)

- Full range of commercial uses particularly suitable for businesses needing direct access to the freeway and arterial streets such as:
 - Bridgeport Village and surrounding area
 - Nyberg Woods
 - Miller Paint (Mohave Court)
 - JC Motors (Automotive Uses) (Mohave Court)

Typical Uses- Central Commercial (CC)

- Retail, service and professional uses typical to a downtown area patronized by pedestrians.
- CC intended to implement Central Urban Renewal Plan
- Example of uses:
 - Banks
 - Antique stores
 - Bicycle shops
 - Florist
 - Grocery
 - Hardware store
 - Medical dental clinic
 - Studio: music, art, dancing photography, health
 - Hedges Green Retail: Haggens, Petco, Staples, etc.
 - Clark Lumber
 - Businesses on Warm Springs: State Farm
 - Century Hotel
 - Comfort Inn

Layers of Land Use- Mohave Ct



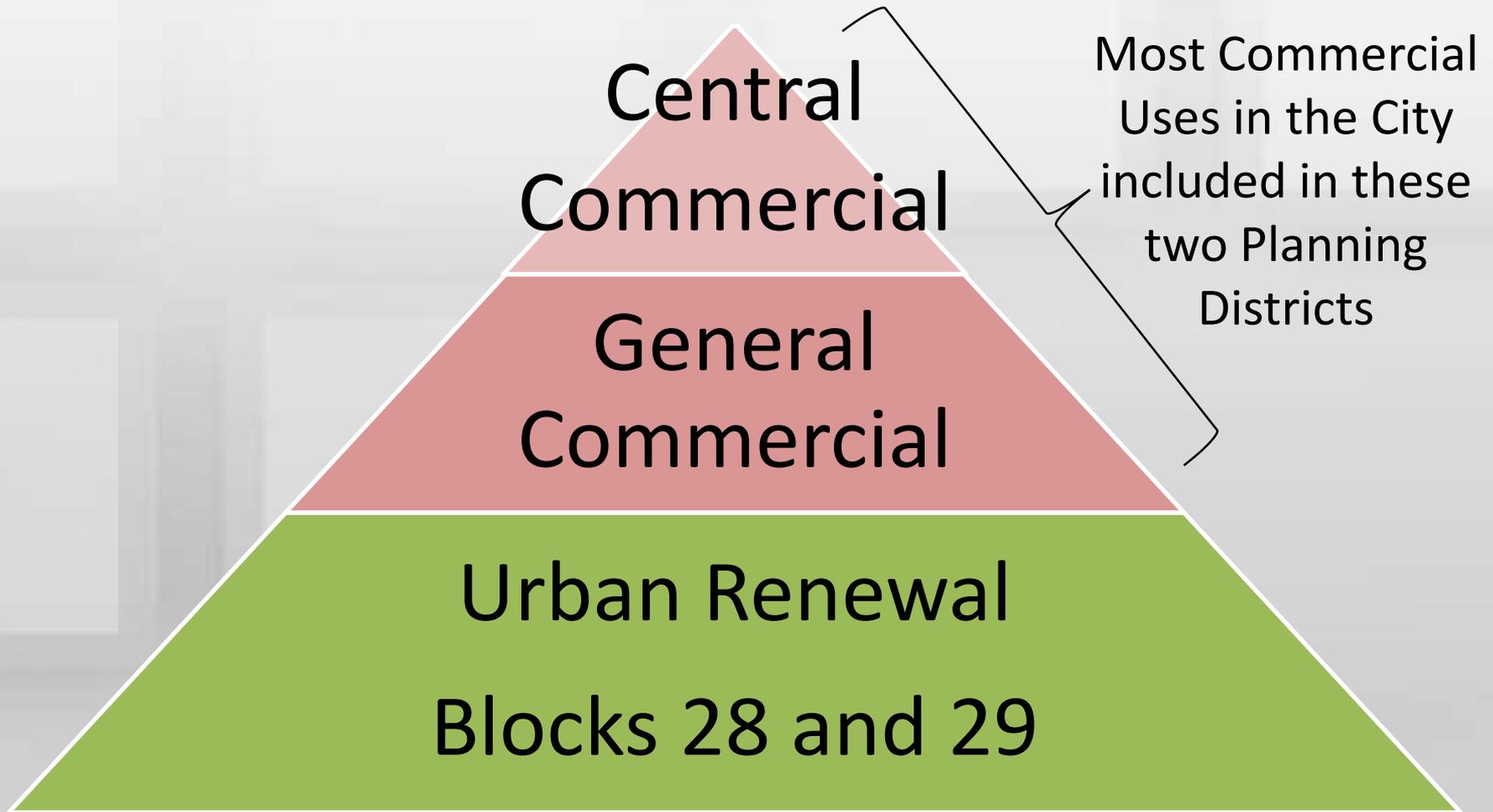
Area in Transition

- Uses in the area are a mix of Industrial and commercial
- 2005 Town Center Plan supports a rezone from Light Industrial with commercial overlay to General Commercial

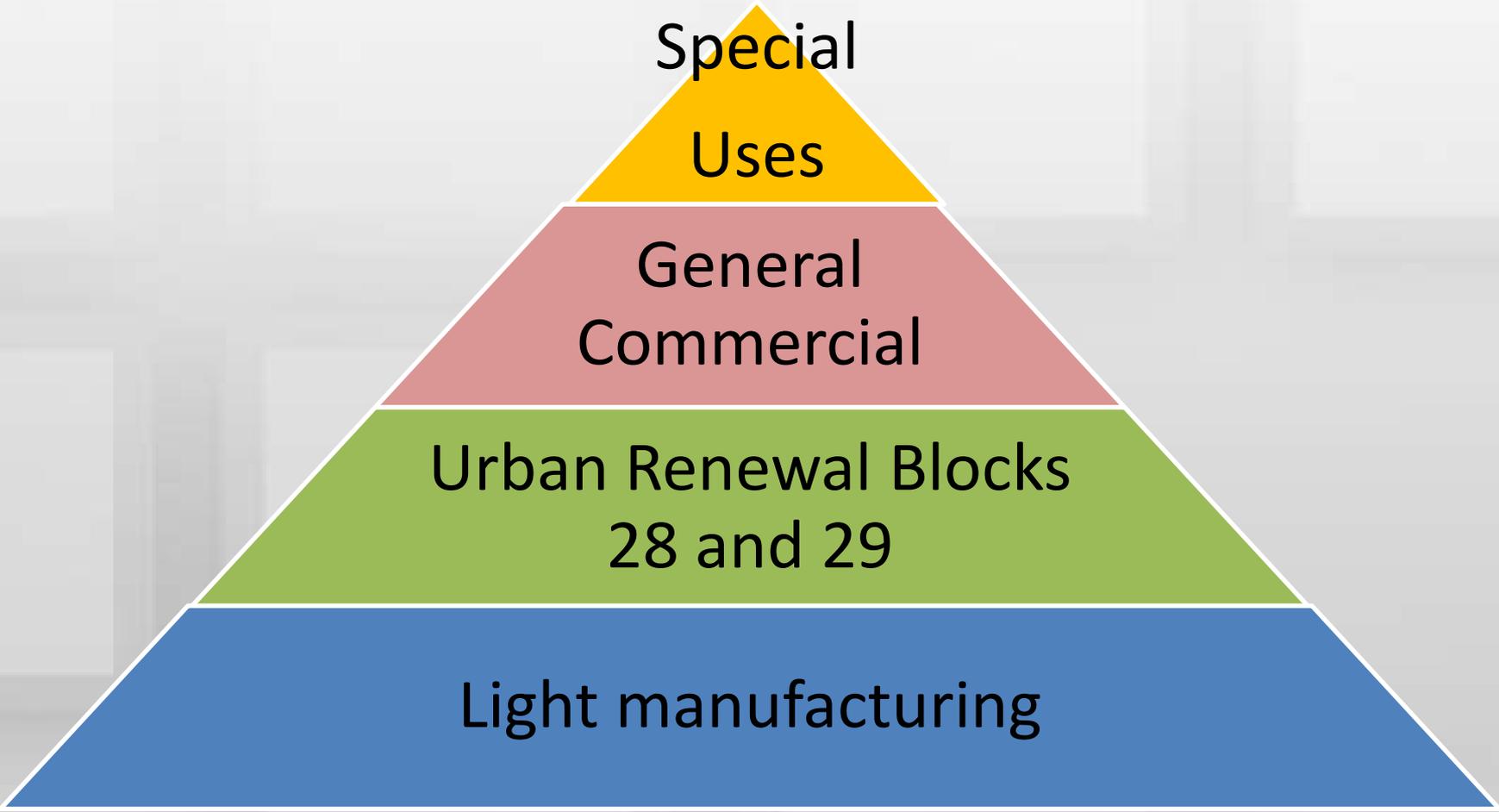
Future Zoning Options

- **Rezone area as General Commercial**
 - Could create non-conforming uses
 - Suggested by 2005 Town Center Plan
 - Potential new traffic impacts
- **Add specific permitted uses to Urban Renewal Blocks 28 & 29**
 - May reduce potential traffic impacts but still allow additional commercial uses
 - Creates another land use layer
- **Allow all commercial uses permitted in General And Central Commercial Planning Districts**
 - Traffic in downtown could get worse
 - Allows more flexibility for redevelopment

2005 Town Center Suggestion



Add Specific Commercial Uses



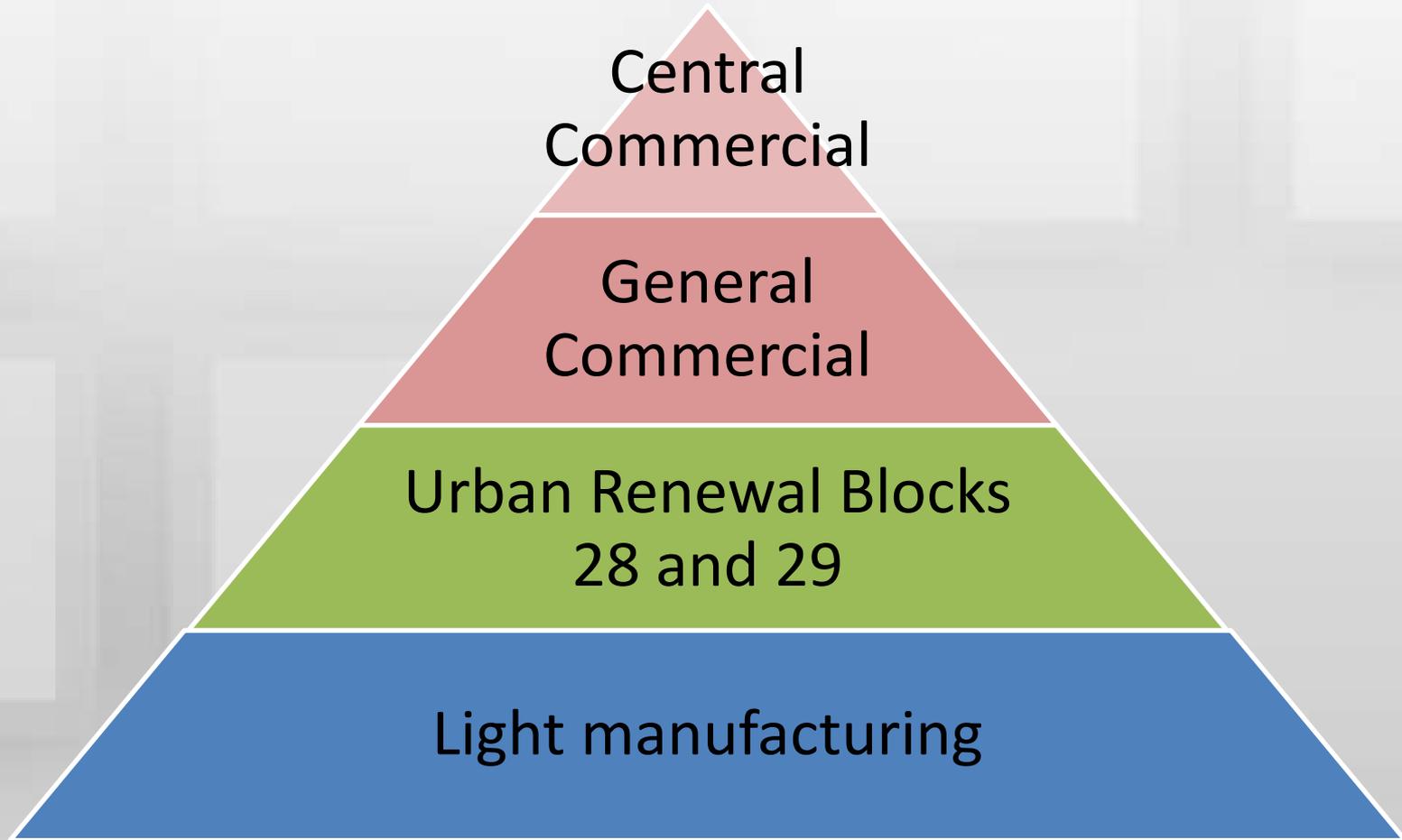
Special
Uses

General
Commercial

Urban Renewal Blocks
28 and 29

Light manufacturing

Allow most Commercial Uses



Issues to Consider

- How will more commercial traffic impact downtown?
- What will future development look like without a downtown plan?

Process

- **Plan Text Amendment**
 - Traffic study required
 - Property owner & CCIO feedback
 - Draft language
 - Planning Commission Recommendation
 - Public Hearing before City Council

Next Steps

- **Council Direction**
- **Identify**
 - Scope
 - Staff capacity
 - Schedule